



UNIT 60 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN

Warehouse & Offices for Sale (May Let)

Established Industrial Location with Excellent Transport Links

Secure Yard

High Capacity Electrical Supply Available

Approximately 7,851.82 sq m (84,517 sq ft)

Quoting £2,975,000 for the Freehold Interest



LOCATION

Cwmbran is a busy town located in South East Wales, approximately 5 miles from Newport and 18 miles from Cardiff. The town has a population of around 50,000 and has good road communications, being located 4 miles from junction 26 of the M4. The town also has good rail links.

Springvale Industrial Estate is located just 1 mile north-west of the town centre and all the amenities it provides. Occupiers on the estate range from large national companies such as Rentokil and Fike to more regional and local tenants.

DESCRIPTION

The property provides a large industrial complex of adjoining industrial bays together with a two storey office building at one end. Externally, there is a large yard area and ample parking.

There are numerous roller shutter doors providing access for various elevations of the building. Whilst the eaves height varies throughout different sections it is approximately 4.5m in the main.

All mains services are connected to the building with a high capacity electric supply available, with a dedicated sub-station on site.

ACCOMMODATION

Bay 1	1,294.87 sq m	(13,938 sq ft)
Offices Adjoining Bay 1	35.67 sq m	(384 sq ft)
Bay 2	2,202.16sq m	(23,704 sq ft)
Bay 3	2,962.84 sq m	(31,892 sq ft)
Offices	533.07 sq m	(5,738 sq ft)
Canopy	823.21 sq m	(8,861 sq ft)
Total	7,851.82 sq m	(84,517sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

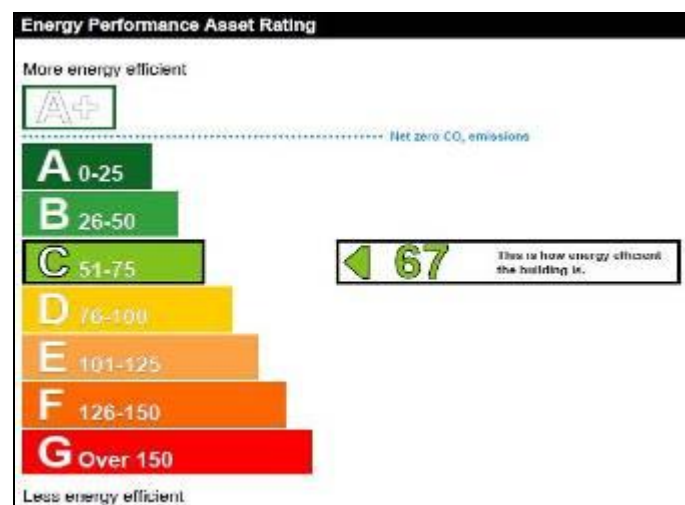
Torfaen Council:
TEL: 01495 762200

RATING ASSESSMENT

RATEABLE VALUE:	£150,000
RATES PAYABLE: (2019/20)	£78,900



Plans are provided for identification purposes only and are not to be relied upon for any other purpose.



TENURE

The property is available for sale either as a whole or excluding Bay 1 which can be made completely self-contained. We are quoting £2,975,000 for the freehold interest in the whole property.

Alternatively, our client will consider leasing the building as a whole or in part. The quoting rent is £3.50 per sq ft.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

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