



BAY 1, UNIT 60 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN

Warehouse & Office To Let

Established Industrial Location with Excellent Transport Links

2 Roller Shutter Doors to Front of Property

Approximately 1,330.54 sq m (14,322 sq ft)

Flexible Lease Terms Available

Quoting £70,000 per annum, exclusive



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, Nationwide Windows and Fike to more regional and local tenants.

DESCRIPTION

The property provides a self contained bay forming part of a larger industrial complex. It has it's own dedicated entrance to the front of the property, with the benefit of 2 roller shutter doors.

There is a small office at the front of the unit. WC's and kitchen could be installed if required.

All mains services are connected to the building and can be supplied to this unit.

Externally, there is a loading area in front of the roller shutter doors and allocated car parking can be provided.

ACCOMMODATION

Bay 1	1,294.87 sq m	(13,938 sq ft)
Offices Adjoining Bay 1	35.67 sq m	(384 sq ft)
Total	1,330.54 sq m	(14,322 sq 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

As the unit forms part of a larger building, the business rates will need to be re-assessed.



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



TENURE

The property is available to let as a self contained unit, with a lease direct with the landlord of the building.

We are quoting a rent of £70,000 per annum, exclusive.

VIEWING

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

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