



BAY 3, UNIT 60 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN

Warehouse & Offices To Let

Established Industrial Location with Excellent Transport Links

Potential for Secure Yard to be Included

Units available Individually or Combined

From 712.70 sq m to 4,228.59 sq m (7,672 - 45,517 sq ft)

Quoting £5 per sq ft, 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 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 with independent access.

The front bay is of portal frame construction and benefits from a minimum eaves height of 4m and access is providing by two electric roller shutter doors measuring approximately 3.6m wide by 4.6m high. There is a small office to the rear of the unit and the potential to install toilets.

Bay 3 benefits from a minimum height to the steel frame of 4.2m. Access is providing by a single electric roller shutter door measuring approximately 5.0m wide by 4.6m high. Whilst there are no offices or WC's these could be installed if necessary. Alternatively Bay 3 adjoins the two storey offices so could be combined with this.

All mains services are connected to the building. Externally, there is a large yard area and ample parking.

ACCOMMODATION

Front Bay (Red)	712.70 sq m	(7,672 sq ft)
Bay 3 (Orange)	2982.82 sq m	(32,107 sq ft)
Offices (Green)	533.07 sq m	(5,738 sq ft)
Total	4,228.59sq m	(45,517 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

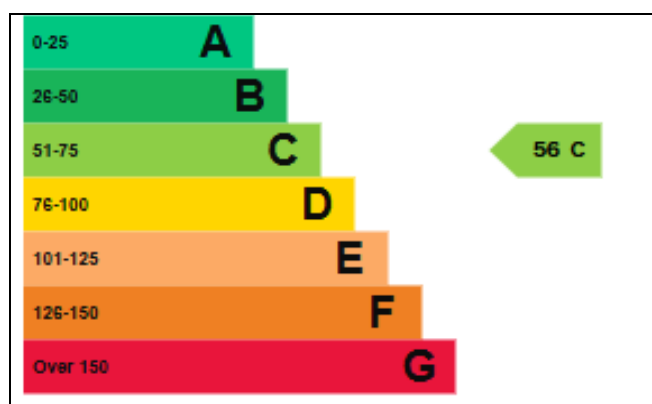
Torfaen Council:
TEL: 01495 762200

RATING ASSESSMENT

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



ENERGY PERFORMANCE CERTIFICATE



TENURE

The vacant space is available to lease directly from the owner, either as a whole or as any of the 3 individual elements. We are quoting a rent of £5 per sq ft.

Demises will be self contained and either separately metered or sub-metered.

VIEWING

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

DAN SMITH
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dan@m4pc.co.uk

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