



UNITS 9 & 10 SPRINGVALE INDUSTRIAL ESTATE, CWMBRAN, NP44 5AZ

Office Accommodation to Let

Established Industrial Location

Well Decorated Offices

On Site Parking

3,744 sq Ft (347.79 sq m)

Quoting £33,000 exclusive plus VAT



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 surrounding the units consist of a mixture of office and industrial occupiers.

DESCRIPTION

The property is currently a two storey office facility split into a number of different rooms over both floors.

The offices are well decorated and benefit from gas central heating, some comfort cooling, suspended ceilings and LED and spot lighting. There are both male and female toilet facilities and a kitchen.

ACCOMMODATION

Ground Floor	250.93 sq m	(2,701 sq ft)
First Floor	96.87 sq m	(1,043 sq ft)
Total:	347.79 sq m	(3,744 sq ft)

To the front of the property there are 8 car parking spaces. The property is part of a group of four units which are externally gated.

PLANNING

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

LOCAL AUTHORITY

Torfaen Council:

Tel: 01495 762200

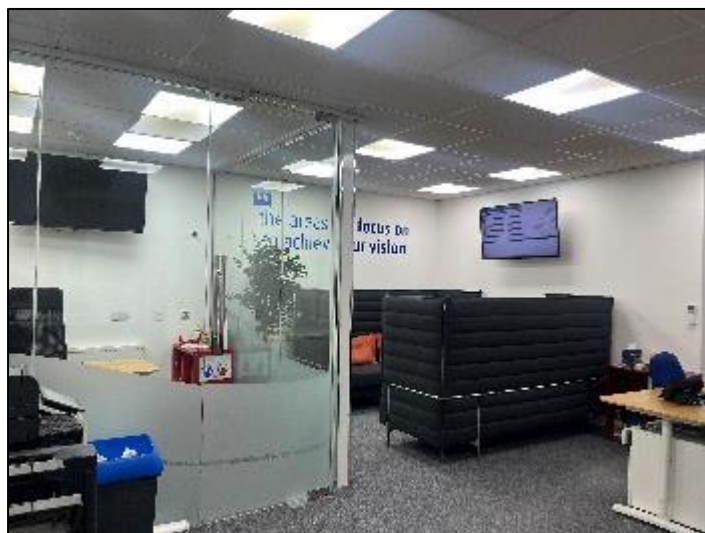
RATING ASSESSMENT

	RATEABLE VALUE:*	RATES:
Unit 9	£8,600	£4,884.80
Unit 10	£12,750	£7,242

*In April 2026 changes will be made to the rating list and potential reliefs available. Therefore, we recommend all interested parties should contact the Business Rates Department at Torfaen Council for more information.



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



EPC

The Energy Performance Certificate is available on request.

TENURE

This property is available to let by way of a new lease direct with the landlord at a rent of £33,00 plus VAT exclusive.

VIEWING

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

CLAIRE BIGNELL

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