

TO LET

Unit 118

Springvale Industrial Estate

Cwmbran, Torfaen, NP44 5BD

//crate.glory.shades

1,500 sq ft



- Industrial/warehouse unit
- Established industrial/trade location
- Car parking & loading area
- Refurbishment available
- Additional parking available
- Level access roller shutter



0845 500 6161
enquiries@fi-rem.com
www.figroup.co.uk



TO LET

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 Safety Technology to more local tenants.

DESCRIPTION

The property provides a terraced industrial unit/warehouse unit of brickwork/metal profile sheet elevations, under a pitched roof.

The unit benefits from a single roller shutter door with separate personnel access. The unit also benefits from loading and three parking spaces to the front. Up to three additional car parking spaces could be demised to the tenant in the car park adjacent to the court of units.

Internally, the unit offers an open plan warehouse area with a ground floor office, WC facilities.

SERVICE CHARGE

Available on request.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse	1,500	139.35
TOTAL GIA	1,500	139.35

ENERGY PERFORMANCE CERTIFICATE

Energy performance certificates are available upon request.

RATING ASSESSMENT

We advise that any prospective tenant should check the Rateable Value with the Valuation Office Agency or Torfaen County Borough Council.

TERMS

Available on assignment/subletting basis for terms to be agreed. Rent on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred within any transaction.

VAT

Is payable where applicable.



TOM SHAW
M: 07864 606 971
W: TSHAW@FI-REM.COM



RHYS PRICE
M: 07974 366 099
W: RHYS.PRICE@KNIGHTFRANK.COM
KATE MAFFEY
M: 07977 759 501
W: KATE.MAFFEY@KNIGHTFRANK.COM



ADAM CONWAY
M: 07709 507 372
W: ADAM.CONWAY@JLL.COM
KATE OPENSHAW
M: 07592 112 070
W: KATE.OPENSHAW@JLL.COM

FI Property Group Ltd for themselves and any joint agents, vendors or lessors of this property whose agents they are, give notice that, (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, or any part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given with all good faith without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy; (iii) no person in the employment of FI Property Group Ltd or any joint agency has any authority to make or give any representations or warranty in relation whatever in relation to this property.