



56-58

Springvale Industrial Estate

Cwmbran | Torfaen | NP44 5BD

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READY FOR
OCCUPATION
H2 2026



A Development by



Refurbished Industrial Units
To Let **34,392 sq ft** (available to split)

Description and Specification

The refurbished units comprise three linked bays suitable for a range of uses including trade, manufacturing and warehousing. The units available as a whole or in part and offer spacious, open-plan manufacturing and warehousing areas with excellent natural light, complemented by office and ancillary accommodation. We can create a tailored quote for any additional fit-out works you require with a plan to suit your specific requirements.



The following works will be undertaken:

- New overclad roof system with a 20 year warranty
- Redecorated throughout internally and externally
- New LED lighting and electrical overhaul
- Newly installed carpeted offices.
- Brand new installation of roller doors and personnel access doors.
- Refurbishment of parking and loading areas



FROM 4.1M TO
6.3M HEIGHT



SECURE
CONCRETE YARD



3 ELECTRIC LEVEL
ACCESS DOORS



ADDITIONAL
PARKING AVAILABLE



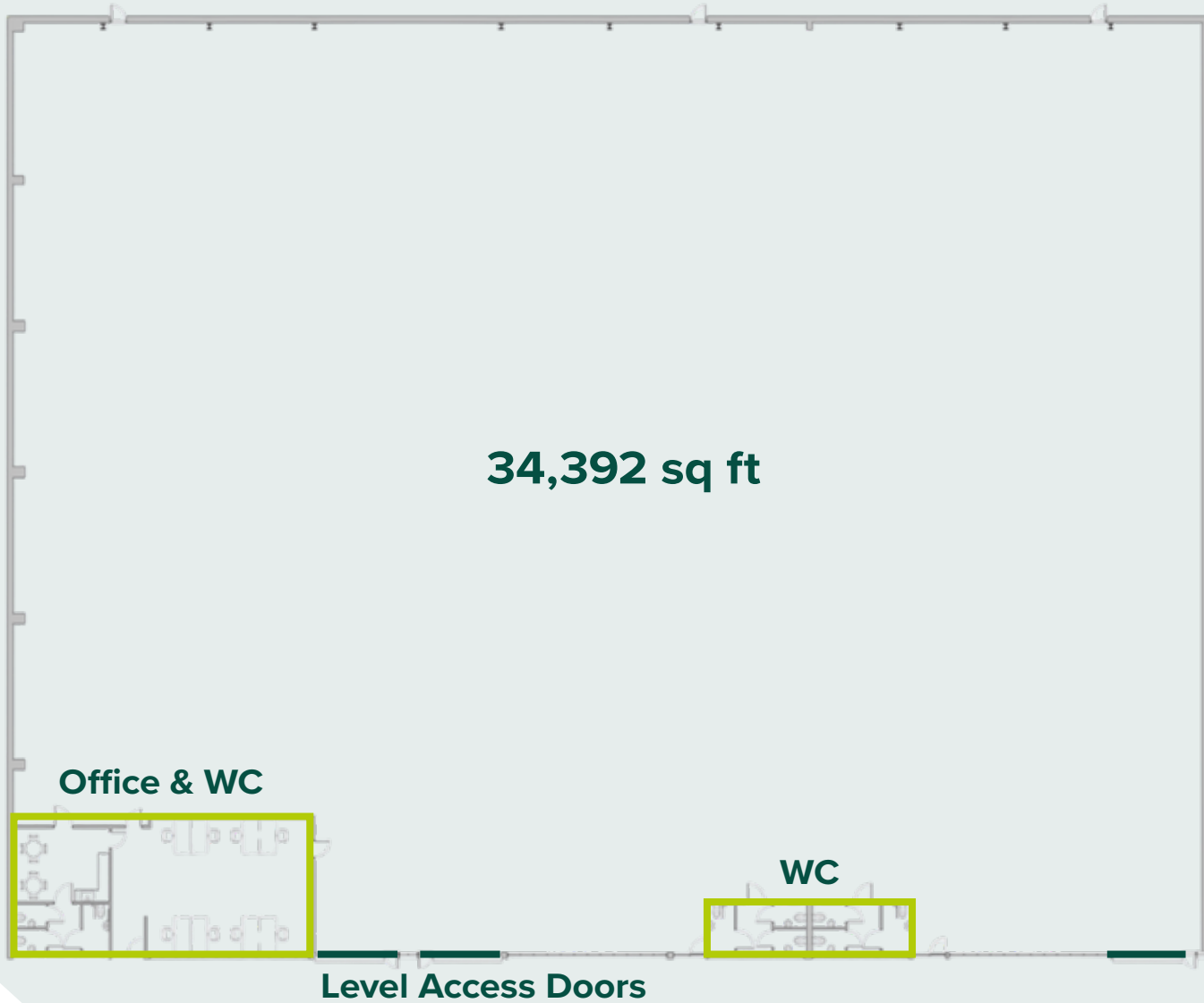
350 KVA 3 PHASE
ELECTRICITY SUPPLY



BESPOKE FIT OUT
SOLUTIONS AVAILABLE



24/7
ACCESS



Accommodation

Accommodation	SIZE SQ FT	SIZE SQ M
Warehouse	32,890	3,055.55
Office & WCs	1,502	139.60
Total	34,392	3,195.15



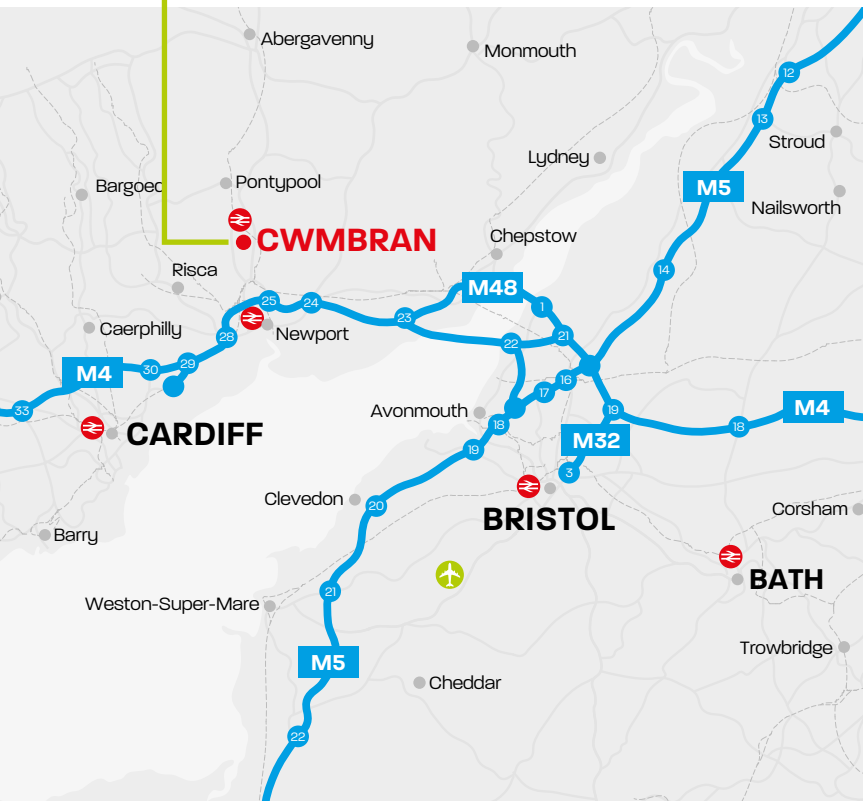
Units available to split



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Location

Cwmbran is a thriving town located just 5 miles north of Newport and 17 miles east of Cardiff. It serves as the principal town within Torfaen County Borough Council, offering excellent connectivity and a vibrant community.

Springvale Industrial Estate is a long-established hub for manufacturing and trade, situated only 0.5 miles north of Cwmbran town centre with its full range of amenities.

The estate benefits from easy access to the M4 motorway, just a 10-minute drive from Junction 26, linking directly to the wider motorway network.

The estate is home to a diverse mix of occupiers, from major national companies such as Rentokil, Recresco, Codi Group and RSS Infrastructure, to a range of successful local businesses.

Planning

General Industrial – B1/B2/B8. Interested parties for alternate uses are advised to make their own enquiries to the Local Planning Authority.

Rating Assessment

Rateable Value - £144,000 (2026 List). Estimated Rates Payable - £74,160 per annum based on the 26/27 Welsh UBR.

Terms

The units are available on a new full repairing and insuring lease, for a term to be agreed.

EPC

Target rating 'B'

Legal Costs

Each party to be responsible for their own costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

Service Charge

Further details available on request.

Rent

Upon application.



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Example of warehouse refurbishment.

Viewing Arrangements

Please contact one of the joint lettings agents or the developer FI Real Estate Management.



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