



56-58

Springvale Industrial Estate

Cwmbran | Torfaen | NP44 5BD

 shunts.parade.atomic

READY FOR
OCCUPATION
H2 2026



A Development by



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

Description and Specification

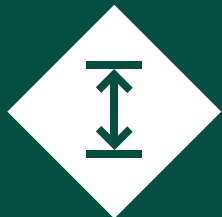


The refurbished units compromise three linked bays suitable for a range of uses including trade, manufacturing and warehousing.

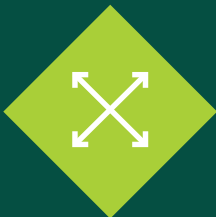
The units available as a whole or in part and offer spacious, open-plan manufacturing and warehousing areas with excellent natural light, complemented by office and ancillary accommodation. We can create a tailored quote for any additional fit-out works you require with a plan to suit your specific requirements.

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

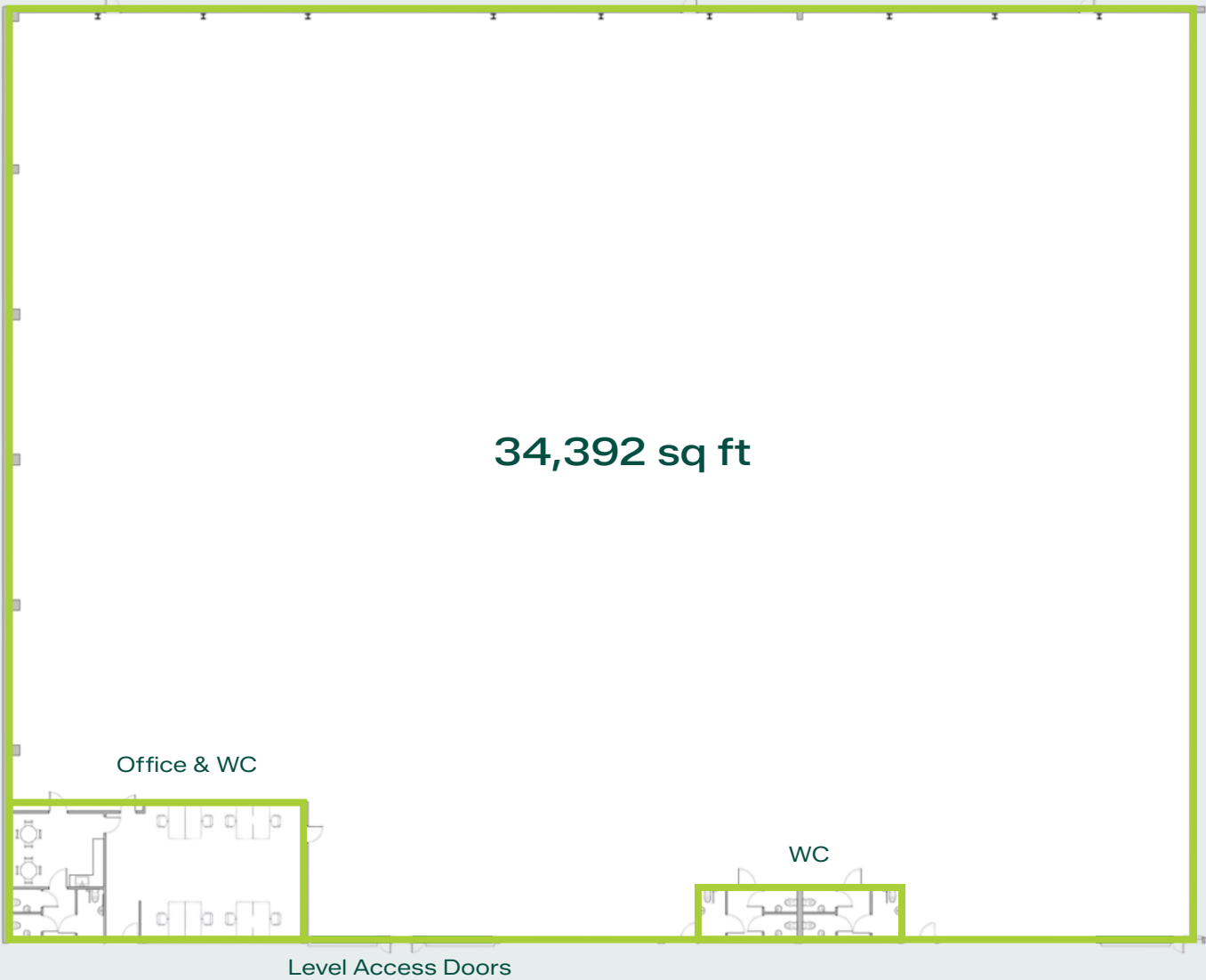


BESPOKE FIT
OUT SOLUTIONS
AVAILABLE



24/7
ACCESS

Floor Plan



Accommodation Schedule

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



Location

Springvale Industrial Estate is a well-established industrial and trade location approximately 0.5 miles north of Cwmbran town centre. The estate offers excellent strategic connectivity, with direct access to the A4042 and the M4 motorway, providing efficient links across South Wales, the South West and the wider UK.

The estate is home to a strong mix of national and regional occupiers, including Rentokil, Recresco and RSS Infrastructure, reinforcing its reputation as one of the area's premier employment locations for manufacturing, trade and distribution businesses.

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Drive Times

Destination	Miles	Time
M4 Jct 26	4 miles	10 mins
Newport	6 miles	15 mins
Cardiff Airport	30 miles	45 mins
Bristol	34 miles	40 mins
Port of Newport	8 miles	20 mins
Birmingham	105 miles	2 hours
London	145 miles	2 hrs 30 mins



48,353
Population in Cwmbran



76.4%
Employment rate



250,000+
People within a 30 min drive

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.

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