

**TO LET**

## Unit 54

**Springvale industrial estate**

**Cwmbran, Torfaen, NP44 5BD**

**12,432 sq. ft**



- Industrial/warehouse unit to let
- Mezzanine floor included
- Approx. 15m yard depth
- Recently refurbished

ALL ENQUIRIES PLEASE CONTACT



**FI** REAL ESTATE  
MANAGEMENT

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12,432 sq. ft

#### 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, POBL Group, RSS Infrastructure and a variety of local tenants.

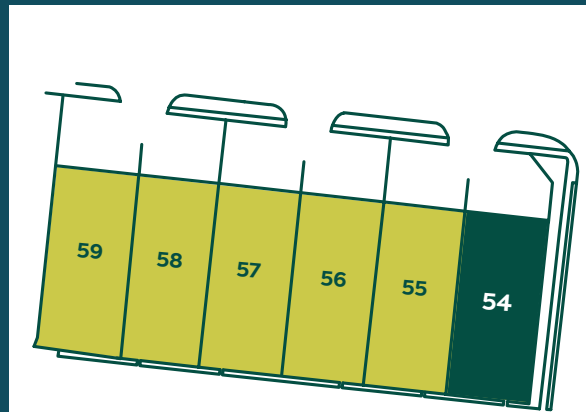
#### DESCRIPTION

The end of terrace property provides an industrial counter unit with blockwork / metal profile sheet elevations, under a northlight roof.

The unit provides minimum eaves height of approximately 4.2m. There is a single roller shutter measuring approximately 4.2 high and 3.6m wide. 3 phase power is provided.

Externally the property benefits from a large loading / parking / storage area with a yard depth of approximately 15m.

The property also benefits from both ground floor and mezzanine level office accommodation with carpeting throughout, wall mounted power sockets and good natural lighting, WC's are also provided.



ACCOMMODATION	SIZE SQ FT	SIZE SQ M
Warehouse/Offices/WC	12,432	1,154.97
TOTAL GIA	12,432	1,154.97

#### SERVICE CHARGE

Available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

RATING - D - 88

#### RATING ASSESSMENT

The property has a Rateable Value of £51,000. We advise that any prospective occupier should enquire with the local rating authority in relation to the rates payable and any reliefs available.

A DEVELOPMENT BY



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