

# INVESTMENT FOR SALE



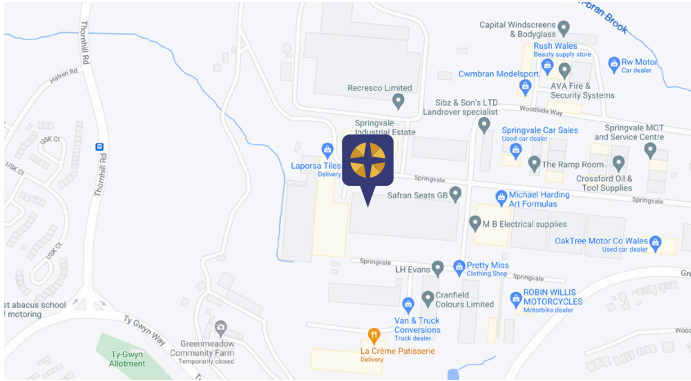
## UNIT 59 SPRINGVALE INDUSTRIAL ESTATE CWMBRAN, TORFAEN NP44 5BD

- End terraced north light style building
- Available Freehold subject to occupational lease
- Gross internal area 1071.52 m<sup>2</sup> / 11,534 sq ft

## Location

The subject property is located on Springvale Industrial Estate which is situated just off Cwmbran Drive a short distance from the A4042, with dual carriageway access to the M4 (Junctions 26 and 27) which is some 4 miles to the south.

Springvale Industrial Estate was constructed between the 1970's and mid 1980's and the estate has recently seen some positive activity with refurbishments and lettings of the some of the long-time vacant units.



## Rateable Value

Interested parties should make their own enquiries with the local authority.

## Legal Costs

Each party is to be responsible for their own legal costs.

## VAT

We are informed by our clients that VAT is not payable with regards to the sale of the property.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

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## Description

The subject premises comprise of a north light style building of steel clad and concrete block construction with asbestos roof.

The unit is end terraced with a palisade fenced yard to the front. The property has roller shutter access to a large open plan warehouse production area (roller shutter 3.69 m wide by 4.24 m high).

Internally the property provides office accommodation with WCs and a canteen area to the front with open plan warehouse storage area.

## Accommodation

The approximate gross internal area of the unit is 1071.52 m<sup>2</sup> / 11, 534 sq. ft.

## Quoting Figure

£450,000 (Four Hundred and Fifty Thousand Pounds) subject to the occupational lease. Further details of the lease can be provided in due course. The property is currently rented at £36,000 per annum exclusive.

## Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as E.

### Important Notice

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