

To Let

Available by way of Assignment or Sublease



Units 72 & 73 Springvale Industrial Estate Cwmbran, Torfaen, NP44 5BE

- Industrial / Warehouse units GIA 294.55 m² / 3,170 sq. ft.
- Established industrial / trade location
- Allocated car parking & loading areas
- Roller shutter access
- Available separately or as a whole (Subject to Landlords' consent)

Location

Cwmbran is a busy town located in Southeast 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 via the A4051 Cwmbran Drive.

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, Nationwide Windows and Fike to more regional and local tenants. The town also has good rail links.

Description

The subject premises comprise two mid terraced industrial units of traditional construction with mono pitch roofs. The units have been interconnected by double personal doors.

Internally Unit 72 comprises a ground floor warehouse with ancillary WCs and offices having the benefit of a small kitchen tea point.

Unit 73 comprises a warehouse area with ground floor offices and WCs along with a mezzanine office area.

Both units have roller shutter access to the front.

We believe all main services are available however this will need to be checked. There is a gas central heating boiler housed within Unit 72. There are parking bays to the front of the units.

Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

Unit 72	sq m	sq ft
Ground Floor Warehouse, WCs, Offices	137.7	1482
Unit 73	sq m	sq ft
Ground Floor Warehouse, WCs, Offices	136.83	1473
1st Floor Mezzanine Office	20.02	215
Total Area	294.55	3170

Tenure & Terms

The properties are available separately or as a whole by way of a new lease for a term of years to be agreed.

Passing Rental

Total current passing rental £36,000 per annum exclusive for the two units.

Current lease

Both units are currently held on a lease expiring on the 31st March 2028. A copy of the lease is available upon request.

Service Charge / Building Insurance

The tenant will be responsible for paying an estate service charge and building insurance. Full details are available upon request.

Energy Performance Rating

The EPC Certificates that have been provided indicate that the subject properties will fall within the acceptable energy performance range for the purposes of the Act, being rated as:-

Unit 72 Springvale Industrial Estate, Cwmbran, Torfaen, NP44 5BE
Certificate N° 4862-7434-7482-1696-5702 valid until 20th June 2034 – Energy Rating D / 85

Unit 73 Springvale Industrial Estate, Cwmbran, Torfaen, NP44 5BE
Certificate N° 0893-2234-2030-1100-2503 valid until 29th July 2025 – Energy Rating G / 174

A copy of the above certificates are available upon request.

Rateable Value - 1st April 2023 to present

Unit 72 Springvale Industrial Estate, Cwmbran, Torfaen, NP44 5BE
Description: Warehouse and Premises
Local Authority: Torfaen
Local Authority Ref N°: 1700356610721
Rateable Value: £9,600

Unit 73 Springvale Industrial Estate, Cwmbran, Torfaen, NP44 5BE
Description: Warehouse and Premises
Local Authority: Torfaen
Local Authority Ref N°: 1700356610730
Rateable Value: £8,900

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Torfaen County Borough- www.torfaen.gov.uk.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

Contact

For more information contact Haydn Thomas:

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Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.