



UNITS FOR SALE

**Springvale Industrial Estate
Cwmbran
NP44 5BE**

Industrial Accommodation
Approx. from 146.23 sq m (1574 sq ft) to
292.46 sq m (3148 sq ft)

Established Location
Offered individually or as a whole
Available Immediately

From £90,000



Regulated by RICS





LOCATION

Cwmbran is located in South East Wales, approximately 4 miles from Newport and 16 miles from Cardiff. The town has a population of 47,000 (2001 Census). Transport connections are good with junction 26 of the M4 approximately 4 miles away and the town benefits from a centrally located railway station.

The subject property is located on Springvale Industrial Estate, just off the main estate road.

DESCRIPTION

The property comprises a pair of co-joined industrial/warehouse units which form part of a terrace of similar properties on the popular Springvale Industrial Estate in Cwmbran. The units are of steel portal frame construction with profile metal sheet clad elevations and roof. Each unit benefits from a single loading door and separate personnel access.

Until recently, the property has been used for storage and distribution of frozen foods. Unit 81 benefits from a large walk in refrigeration unit, kitchen area, office and w/c's. Unit 82 is generally open plan space with an office to the front elevation, small mezzanine area and w/c's.

Externally the units benefit from a yard/parking area.

ACCOMMODATION

The property offers the following approximate floor areas:

Unit 81	146.23 sq m	(1574 sq ft)
Unit 82	146.23 sq m	(1574 sq ft)
TOTAL	292.46 sq m	(3148 sq ft)

RATING ASSESSMENT

According to our enquiries with the Valuation Office, the property is currently assessed as a single unit. The current Rateable Value is £13750 the Rates payable for 2011/12 will be in the region of **£5885** per annum.

PLANNING

We understand that the properties benefit from an industrial consent, however we advise interest parties to make their own enquiries from the local authority.

LOCAL AUTHORITY

Torfaen County Borough Council
Civic Centre
Pontypool
NP4 6YB

Tel: 01495 762200

TENURE

Freehold. The units are available either individually or as a whole.

Unit 81 £95,000
Unit 82 £90,000

LEGAL COSTS

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

Springvale Industrial Estate Cwmbran NP44 5BE



Plans are provided for identification purposes only and should not be relied upon for any other purpose.

VIEWING

Should you wish to obtain any further information regarding the property, please contact one of the Surveyors below. Alternatively, additional photographs and plans, where available, can be viewed on our website by visiting www.parryscommercial.co.uk and typing "Springvale" into the box.

ALEX RIDDELL
DDI 01633 508 504 E alex.riddell@parryscommercial.co.uk

RICHARD WEBB
DDI 01633 508 505 E richard.webb@parryscommercial.co.uk

"Parrys Property (PP) (and their joint agents where applicable) for themselves and for the vendors and lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) PP cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein. Prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy, iii) Rents quoted in these particulars may be subject to VAT in addition, iv) PP will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars, and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers or tenants should satisfy themselves as to the fitness of such items for their requirements." Subject to contract. P509 Ravensworth 01670 713330

01633 508 508

www.parryscommercial.co.uk

Wentwood House • Langstone Business Village
Newport • South Wales • NP18 2HJ

F 01633 508 507 E info@parryscommercial.co.uk



Regulated by RICS