

For Sale/May Let



Units 85 -92 Springvale Industrial Estate, Cwmbran, NP44 5BH

- 8 UNITS FROM 2890 SQ FT 268.4 SQ M) EACH
- RECENTLY REFURBISHED
- AVAILABLE FREEHOLD OR LEASEHOLD

Location

The subject premises are located on Springvale Industrial Estate which is situated just off Cwmbran Drive a short distance from A4042 with dual carriageway access to the M4 which is 4 miles to the South.

Springvale was constructed between the late 1970's and mid 80's.

Each individual units have service yards and/or car parking facilities. The area is well established and comprises a mixture of national and local commercial occupiers.

The estate has recently seen some positive activity with the refurbishment and letting of some of the, long time , vacant units.

Description

The units are arranged in two terraces of 4 facing onto a central service parking area. The properties are of steel portal frame construction with brick-work elevations clad externally with profile metal sheeting having UPVC entrance doors each unit has steel roller shutter door access. The units have main services including gas.

Accommodation

Approximate area of each unit, individual units shall be measured prior to agreeing terms.

	sq m	sq ft
85 – 92	268 each	2890*each

Quoting Price

£140,000 (One hundred and forty thousand pounds per unit)

Rateable Value

We have inspected the valuation website and the rateable value is;

UNITS 86,88, 90,91 & 92 - £12,750 (2010 list)

Unit 85 – £15,000 (2010 List)

Unit 87 - £15,500

Unit 89 - £14,000

Interested parties should also make enquiries with the local rating office.

Legal Costs

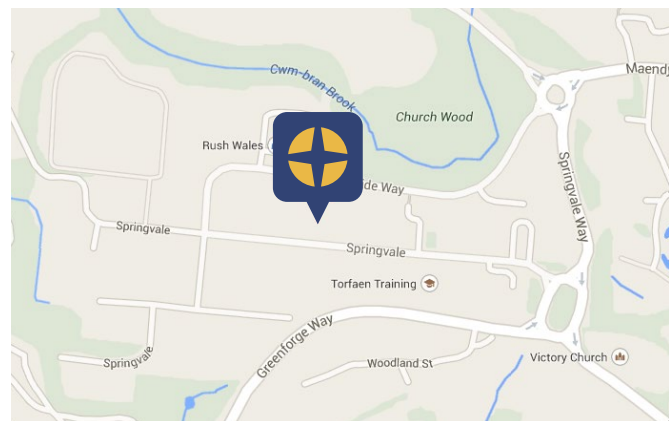
Each party are to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT to which they may be liable at the prevailing rate.

Viewing

Strictly by prior appointment with, sole agents Hutchings & Thomas




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