

Unit 8

Sirhowy Hill Industrial Estate, Tredegar, NP22 4QZ



MID TERRACE TRADE / INDUSTRIAL / WAREHOUSE UNIT. BENEFITS FROM 100% SMALL BUSINESS RATES RELIEF - 12 MONTH LEASES CONSIDERED

TO LET | Industrial
1,472 sqft (136.75 sq m)
£8,500

Key Features

- Close to A465 Heads of the Valley Road which links to the A470
- Open plan warehouse /production area with toilets
- 1 No Level roller shutter door
- All mains services available
- Gated / fenced estate
- 12 Month Leases considered



Description

The estate comprises 14 units of modern design built in the 1970s. The units are of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting. The pitched roofs are clad with profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and pedestrian doors.

Accommodation

- Unit 8 is a mid terrace light industrial /warehouse unit within gated / fenced compound
- Gross Internal Area 1,472 sq ft (136.8 sq m)
- Steel portal frame construction - minimum eaves height 3.2 m, maximum eaves height 4.6 m
- 1 No. level roller shutter door (manual). 2 m wide 2.4 m high
- All mains services available

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Further info visit:

<https://www.jenkinsbest.com/properties/unit-8-sirhowy-hill-industrial-estate-tredegar-np22-4qz/>

Location

The estate is situated off Thomas Ellis Way which joins Beaufort Road and in turn the A4048 (Tredegar Bypass). The A4048 provides access to the A465 Heads of the Valley Road approximately 1 mile to the north and J28 of the M4 motorway approximately 20 miles to the south. The site is approximately ½ mile north east of Tredegar town centre.

Tenure & Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application. 12 Month leases considered.

Rent

£8,500 per annum exclusive. VAT will be charged on all costs.

Rateable Value

Rateable Value = £5,800 (Multiplier 56.2p 2024/25). * Unit should current benefit from 100% Small Business Rates Relief. Please contact Blaenau Gwent Council for additional information / verification.

Estate service charge / building insurance

An estate management charge will be levied to cover the cost of the maintenance and upkeep of the common parts of the estate. Estimated annual budget contribution for Unit 9= £815 (year ending June 2024). The Landlord insures the building and recovers the annual premium from the Tenant - Amount to be confirmed.

Legal costs

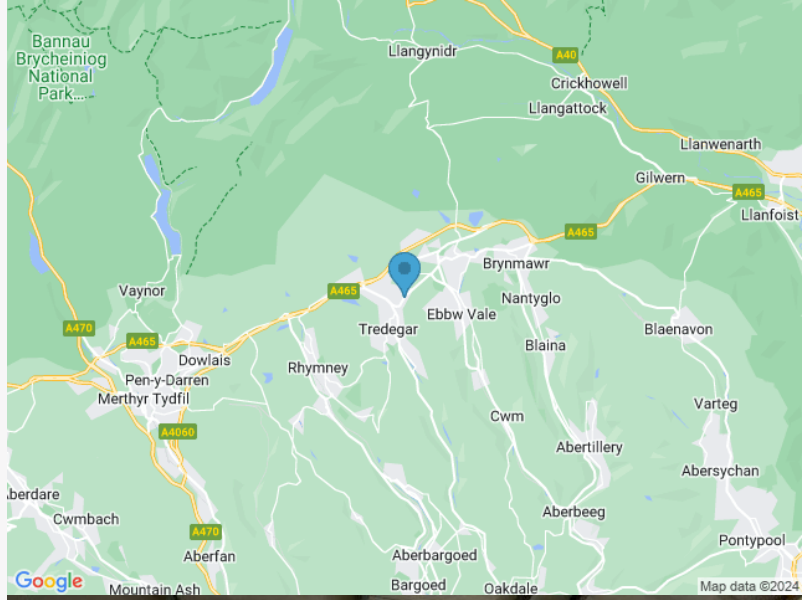
Each party will be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

C-52. Certificate available upon request.

Further information

Please contact Jenkins Best for further information or to arrange a viewing on 02920 340033.



Disclaimer

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May 2024

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