



TO LET

Units G&H, Roseheyworth Business Park North,
Abertillery, **NP13 1SX**

Highly Specified Detached Industrial Unit

- Steel portal frame
- Integral offices
- Large turning circle
- Car parking/forecourt area
- EV charging points
- Boardroom
- 5.6m eaves rising to 7.6m apex
- Passenger lift



Size

16,161 sq ft (1,501.41 sq m)

Rent

£84,845 per annum payable quarterly
in advance

Location

Roseheyworth Business Park is located in the town of Abertillery, with direct access off the A467, 4 Miles south of the A465 - Heads of the Valleys Road and 16 Miles from the M4 motorway at J24a.

The immediate area is primarily a commercial and industrial location, with a cluster of innovation and manufacturing occupiers.

Connectivity

Road

M4 J25a	20 miles
A465	4 miles



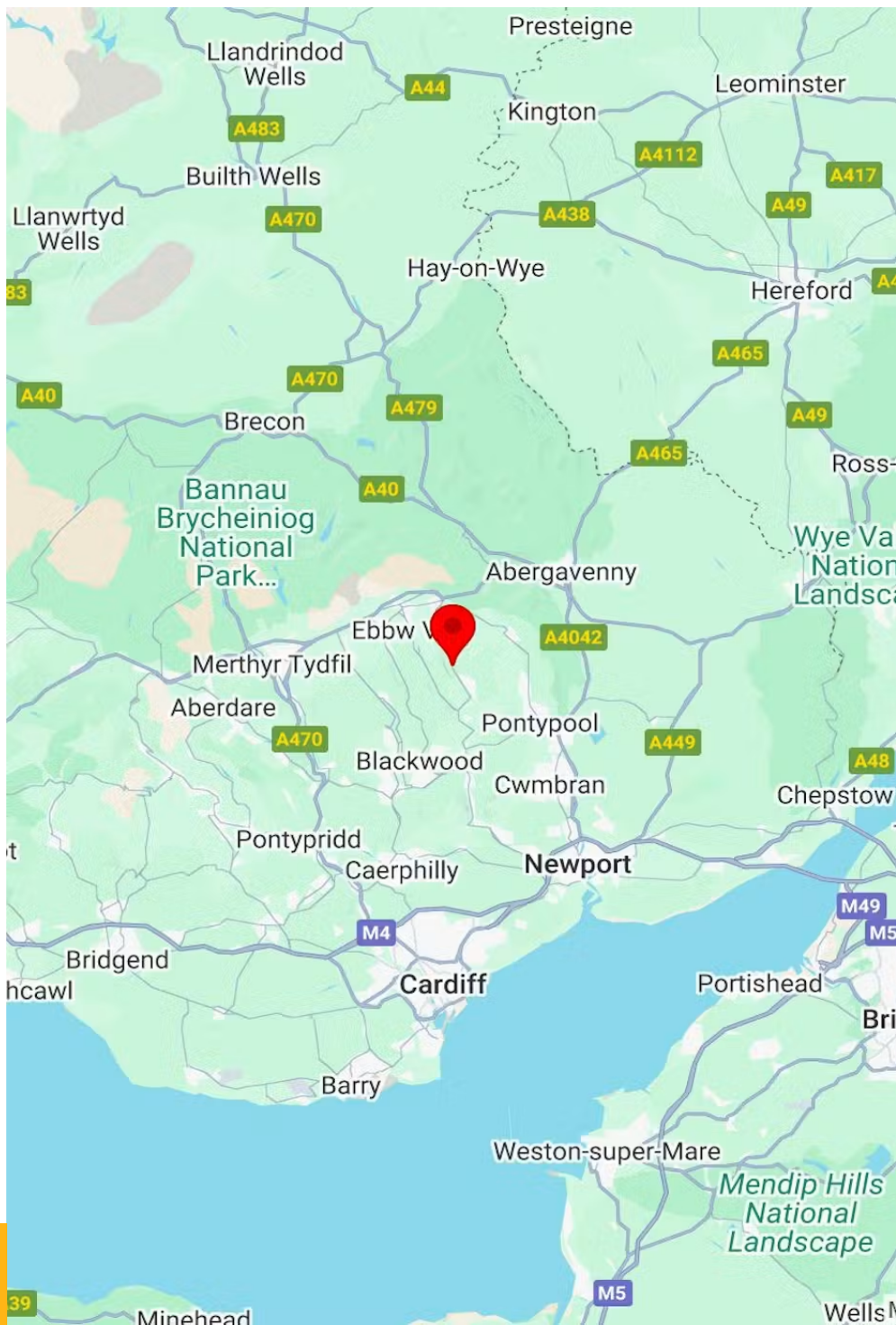
Train Stations

Ebbw Vale	2 miles
Parkway	
Cardiff Central	27 miles



Airports

Cardiff Airport	40 miles
Bristol Airport	51 miles



Description

The unit comprises a modern, detached industrial unit of steel portal frame construction, with ancillary offices. At ground floor level, the external elevations are formed of cavity walls with facing brick externally and blockwork internally. Above the walls is predominantly profile steel cladding. The butterfly roof design is covered with a profiled steel cladding system incorporating translucent roof lights.

Internally the accommodation provides an open plan manufacturing/production area together with 2 storey integral offices, boardroom, kitchen area and WC's. The unit also benefits from a passenger lift. Windows and doors are double glazed and vehicle access is via 2 x sectional overhead doors.

The planning classification of the unit is B1 and B2 only and the units can be let as a whole or individually.

- Steel portal frame
- 5.6m eaves rising to 7.6m apex
- Integral offices
- High quality 2-storey Offices
- Kitchen, WCs & shower facilities
- EV charging points

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
G Warehouse	7,236	672
G Office	839	78
H Warehouse	7,252	674
H Office	832	77
TOTAL	16,159	1,501

Specification



EPC: C (64)



Level Access: 2



Kitchen



Car Parking



EV Charging Points



Maximum clear
internal height (m): 7.6



Loading Doors
(Surface level): 2



Passenger Lifts



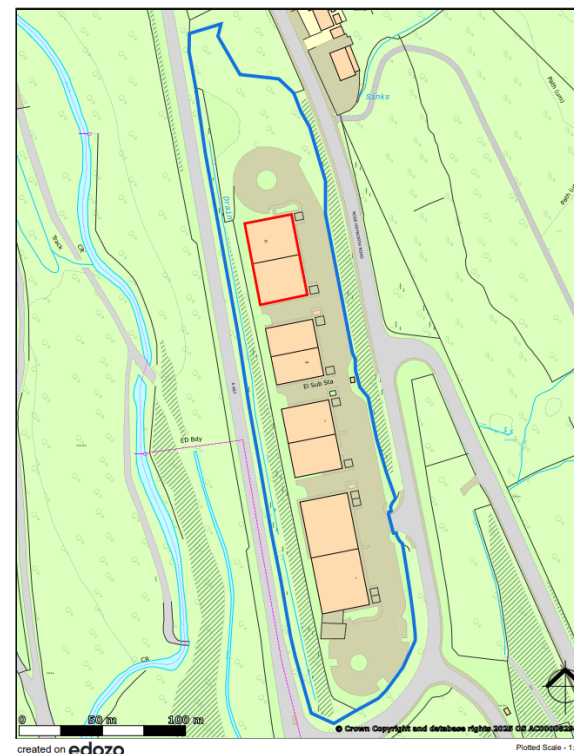
Showers



HGV Parking



Minimum clear internal
height (m): 5.6





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North,
Abertillery, **NP13 1SX**



Sat Nav. NP13 1SX



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Terms

The units are available on a new Full repairing and Insuring (FRI) lease for a term of years to be agreed. Leases will be excluded from the Landlord and Tenant Act 1954.

Rent

£84,845 per annum payable quarterly in advance

Lease Terms

A term of years to be agreed

Business rates

Rateable Value: £62,000

Rates Payable: £31,124 per annum based on 2026 valuation

Service charge

n/a

Legal Costs

Each party to bear their own costs

EPC

C (64)

VAT

Applicable

Availability

Available Immediately

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Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.