



TO LET

Units 16-18, Rising Sun Industrial Estate,
Blaina, **NP13 3JW**

Coming Late Summer 2026 - Modern Block of 3 Industrial / Warehouse Units with Forecourt Loading / Parking.

- Coming Late Summer 2026
- Established industrial / distribution location - Close proximity to the recently upgraded A465 Heads of the Valleys Road
- Internal two storey office block with ground floor W.C's in each unit
- Forecourt loading / parking with additional parking to side
- Min eaves height 4.2m, max eaves height 5.1 m
- 3 phase electricity
- Three full height loading doors
- Yard available by separate negotiation
- Coming Late Summer 2026

Jenkins Best
Not yet available for viewings - Units have no power
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Size

9,530 sq ft (885.37 sq m)

Rent

Rent on application

Location

Rising Sun Industrial Estate is situated in Blaina within Blaenau Gwent County Borough Council.

The estate is adjacent to the A467, and approximately 4 miles to the south of the A465 Heads of the Valleys Road. Junctions 27 and 28 of the M4 motorway are approximately 15 miles to the south.

Connectivity

Road

A465 Heads of the4 miles
Valley Road
M4 Junction 26 14 miles
M4 Junction 27 & 15 miles
28



Airports

Cardiff 27 miles



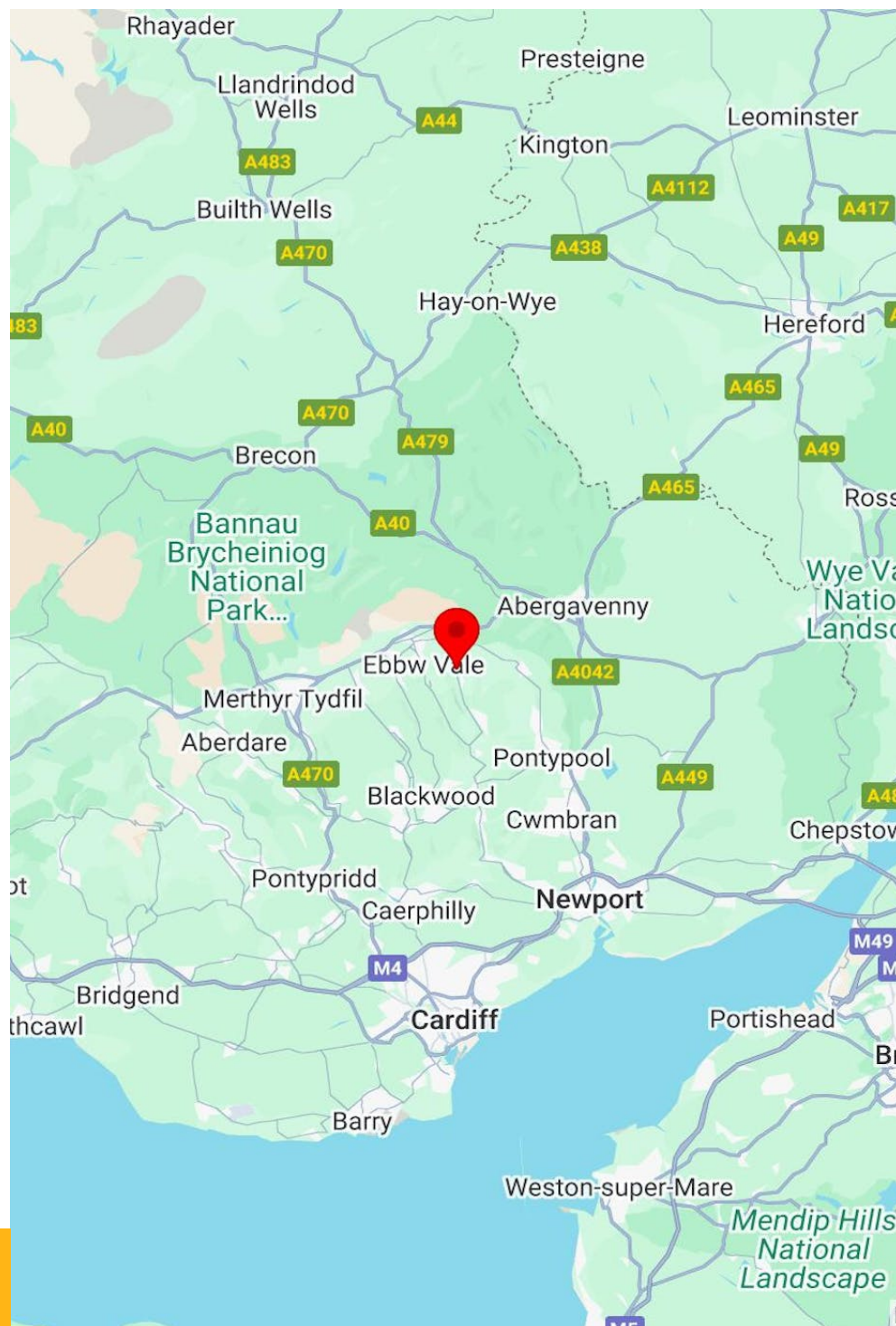
Water

Newport 17 miles



Cities

Ebbw vale 2 miles



Description

Units 16-18 are a block of 3 portal frame units each with ancillary offices.

The external elevations are formed of cavity walls with facing brick externally and blockwork internally.

Above the walls is profile steel cladding. The pitched roof 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 and WC's. Vehicle access to each unit is via full height loading doors.

- Steel portal frame construction
- Profiled steel sheet cladding with part brickwork
- Pitched roof incorporating translucent light panels
- Clear open warehouse / production space
- Internal two storey office block with W.C's on the ground floor
- 3 no loading doors 4.2m wide by 4.5m high
- All mains services available including 3 phase electricity
- Forecourt loading / car parking
- Yard available by separate negotiation

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
16-18	9,530	885
TOTAL	9,530	885

Specification



EPC: D (83)



Maximum clear
internal height (m): 5.1



Minimum clear internal
height (m): 4.2



Lighting Type: LED





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Terms

Units 16-18 are available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be reassessed.

Service charge

£4,850 per annum Approximate figure for budget Year End Dec 2026

Insurance

£1,840.20 per annum Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (83)

VAT

Applicable

Availability

Available Q4 2025

Contact

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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.