

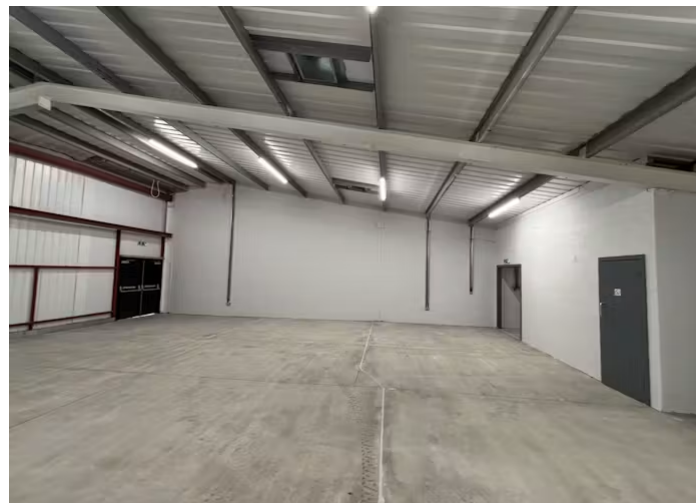


TO LET

Unit 3, Festival Park,
Ebbw Vale, **NP23 8FP**

Refurbished starter unit situated within a newly created Business Park

- Recently fully refurbished
- Gated estate with CCTV cameras
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Estate located within a landscaped environment
- Electric roller shutter doors
- LED lighting, kitchen and WC facilities
- Forecourt loading and dedicated parking
- Three phase power



Size

2,131 sq ft (197.98 sq m)

Rent

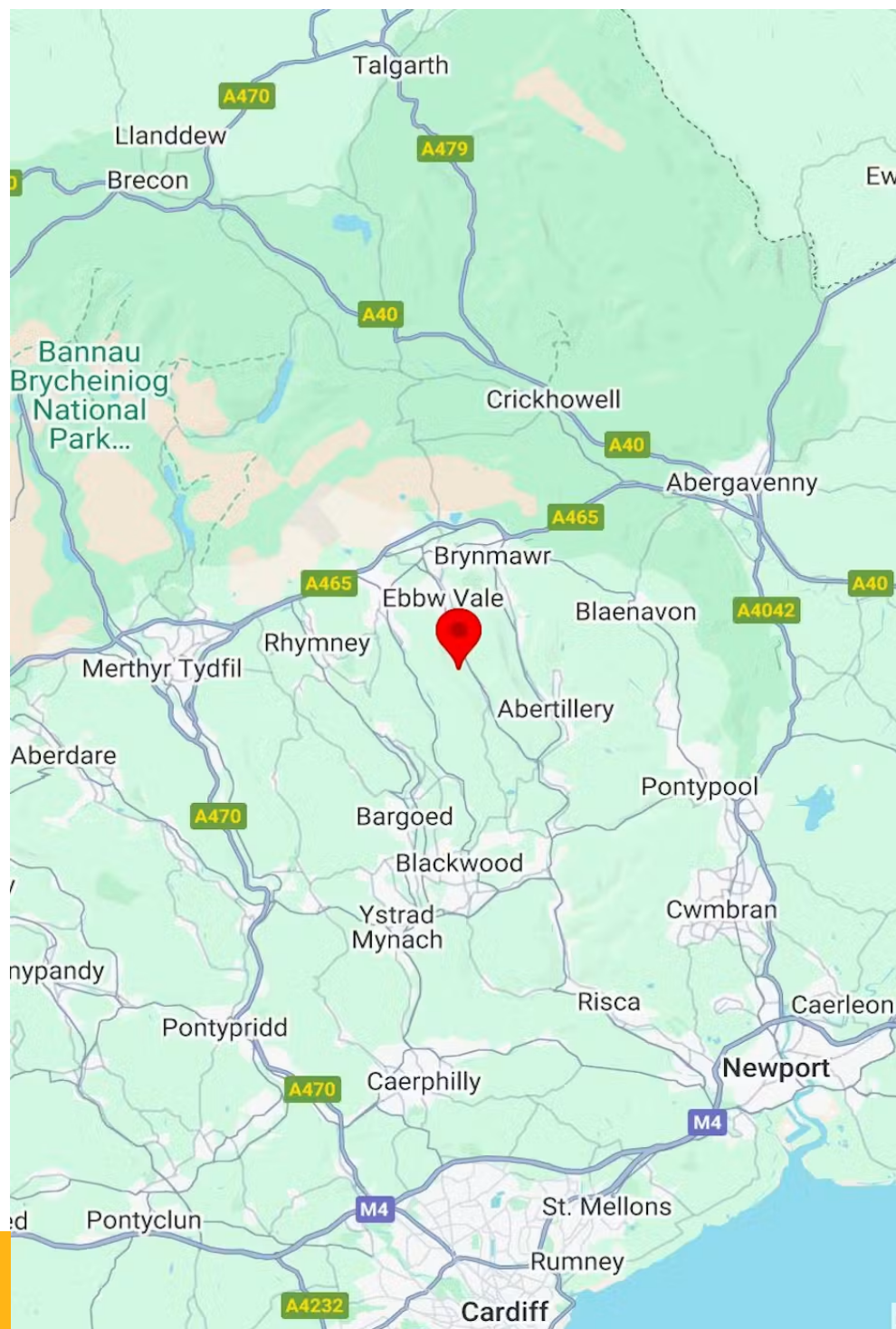
£14,051 per annum

Location

Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways.

The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn.

The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The stop provides access to Cardiff Central Station



Description

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained secure site.

- Three phase power
- Minimum eaves height of 3.5 m
- Electric level access loading door
- Separate pedestrian access
- Kitchen and WC facilities
- LED lighting
- Allocated car parking
- CCTV

Specification



EPC: C (56)



Kitchen



Lighting Type: LED



Recently refurbished



On-site security



Car Parking



Loading Doors
(Surface level): 1





Unit 3, Festival Park,
Ebbw Vale, **NP23 8FP**



Sat Nav. NP23 8FP



/////countries.issued.elevates



Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

The units are available on new Full Repairing and Insuring lease.

Grant Assistance

Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria. Further information can be found at

<https://www.blaenaugwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

Estate Brochure

<https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/89790dfa519e1ff60359670fedd12c8a-39114-festival-park-brochure-kf-and-jb-220725.pdf>

Rent

£14,051 per annum

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £12,500

Rates Payable: £6,275 per annum Estimated RV provided for indication purposes -TBC



Service charge

£1,993 per annum Budget figure year ending March 2027

Insurance

£0.21 per sq ft Approximate Insurance Premium TBC for Year Ending 2025

Legal Costs

Each party to bear their own costs

EPC

C (56)

VAT

Applicable

Availability

Available Immediately

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

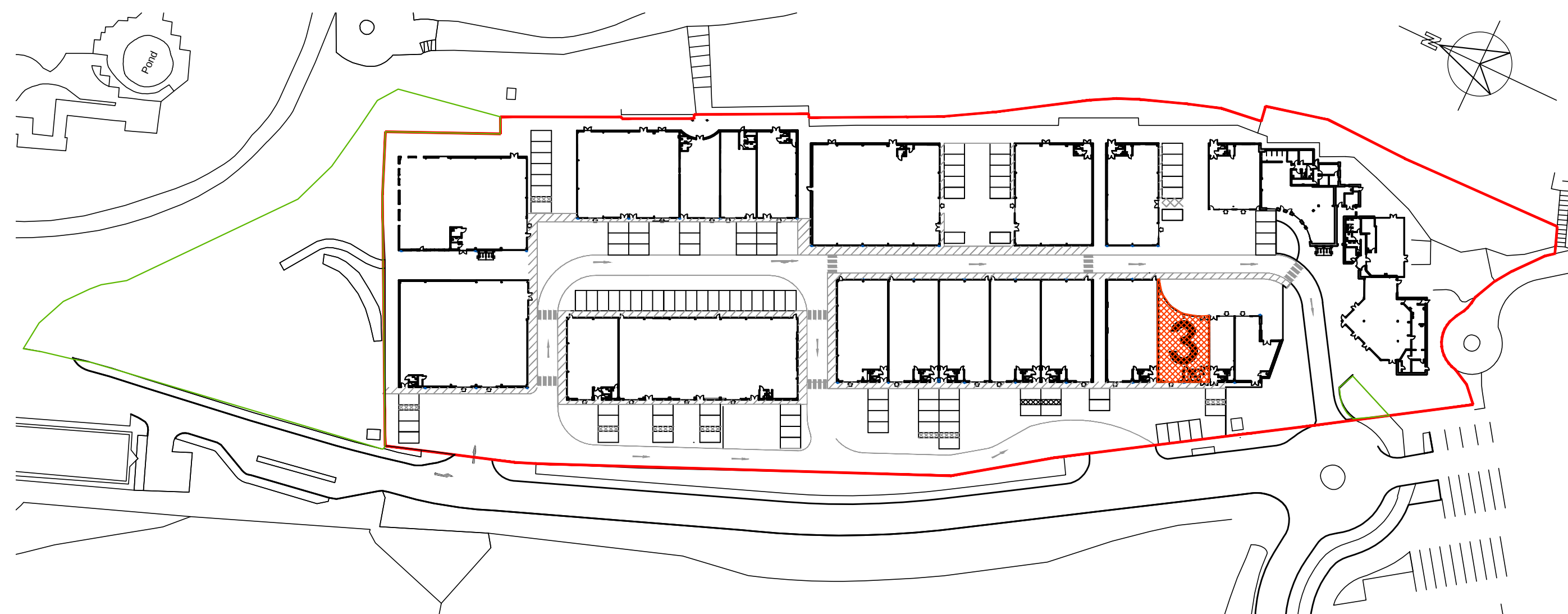
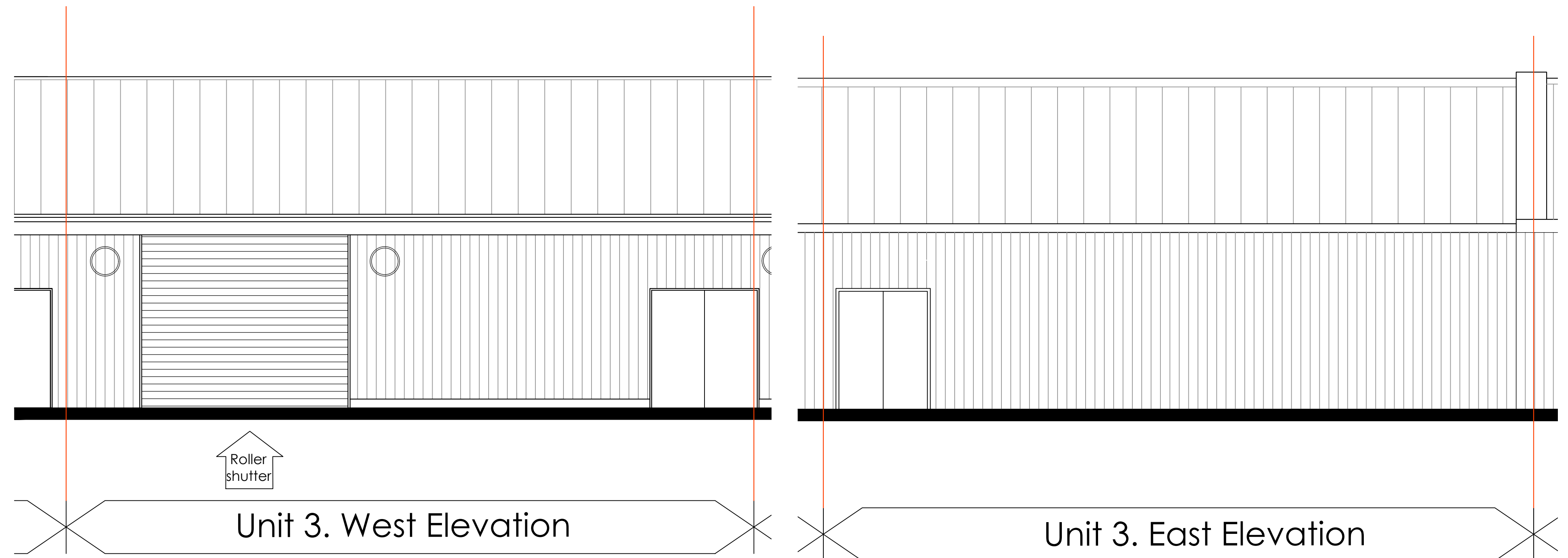
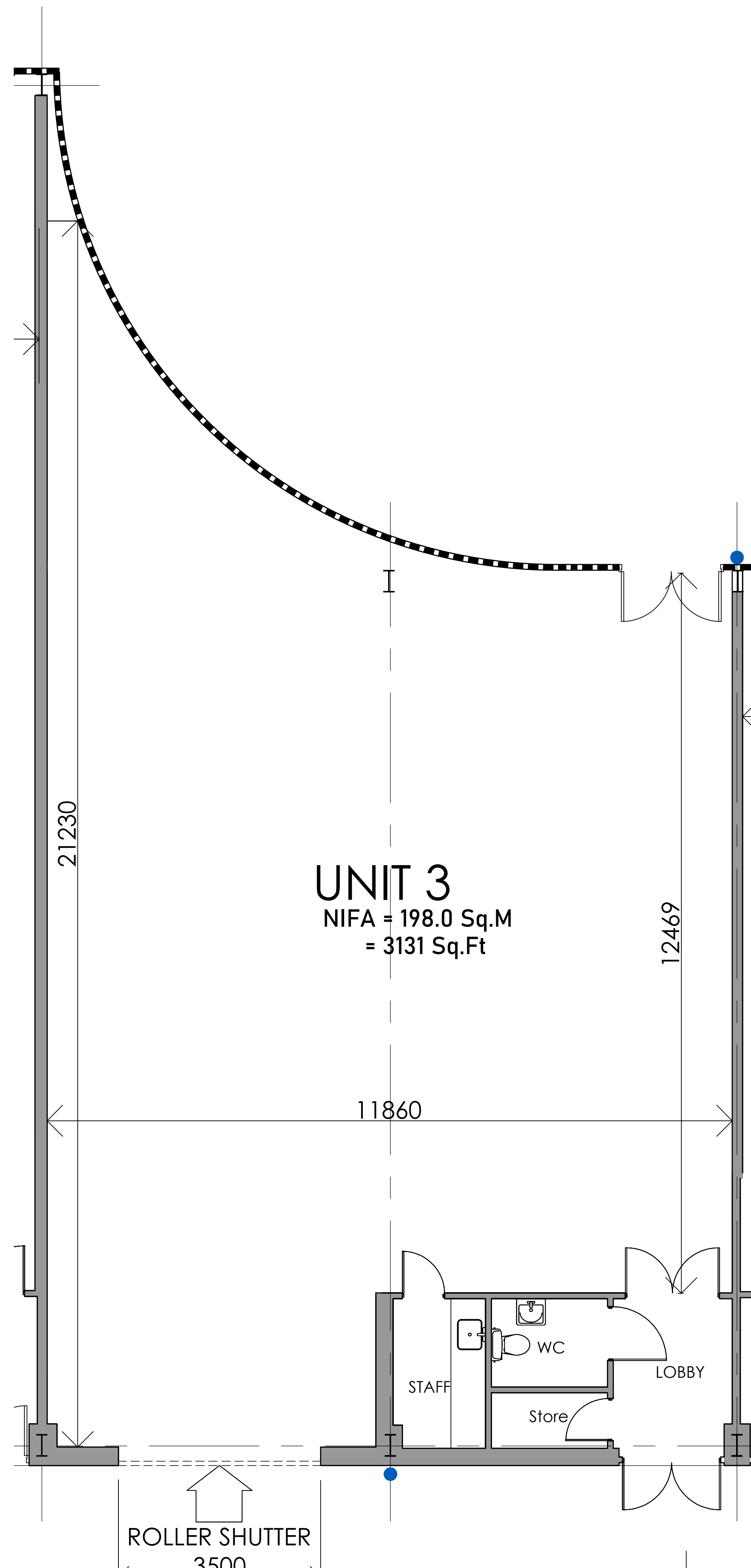
Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

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.



SITE PLAN 1:1000

UNIT: **UNIT 3**
NET INTERNAL FLOOR AREA = 198.0 Sq.M
= 3131 Sq.Ft

 **Creation Design**
Creation Design - Wales
Tel: 01495 616277 / 07508890294
www.creationdesign-wales.com
E-mail: info@creationdesign-wales.com

PROPOSED REDEVELOPMENT
FORMER FESTIVAL PARK SITE
QUEEN STREET
VICTORIA, EBBW VALE
NP23 6UN

UNIT 4-5. PLAN & ELEVATIONS

DATE: June 2024	DRAWN BY: P.P.
SCALE(S): 1:50 @ A1	DRAWING NO: 24-073/AB/3
	REV: