



TO LET

Cwmtillery Industrial Estate,
Abertillery, **NP13 1LZ**

Competitive rent and terms available - opportunity to tailor warehouse / production accommodation to suit occupier needs.

- 24 hour access
- Large external yard areas
- Dock level access and level access doors
- Steel portal frame with elevations and pitched roof of profile steel cladding
- Office and welfare facilities
- Video Tour available on web listing



Size

116,520 sq ft (10,825.06 sq m)

Rent

Rent on application

Location

The property is situated within Cwmtillery Industrial Estate, a well-established business location in the County Borough of Blaenau Gwent.

It lies approximately 2 miles northeast of Abertillery town centre.

The estate benefits from excellent transport links, being close to the A467, which connects to the Heads of the Valleys Road (A465) around 5 miles to the north, and Junction 28 of the M4 approximately 16 miles to the south.

Connectivity

Road

A467	0.8 miles
Heads of the Valleys Road	6.3 miles



Train Stations

Ebbw Vale Parkway	6.8 miles
Newport Railway Station	17.9 miles



Airports

Cardiff Airport	34.4 miles
Bristol Airport	51.8 miles



Water

Port of Newport	18.9 miles
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Description

Production/Warehouse Unit

This unit has been extended over time and is of steel portal frame construction with profile steel cladding and a pitched roof. Internal heights range from 4m to 7m. Multiple level-access loading doors provide access to designated service yards.

The front elevation includes a two-storey office section with a mix of open-plan and private offices, plus welfare facilities such as a staff canteen. Externally, the site benefits from a secure perimeter, dedicated car parking, and a security gatehouse.

Video Tour available on web listing

Accommodation

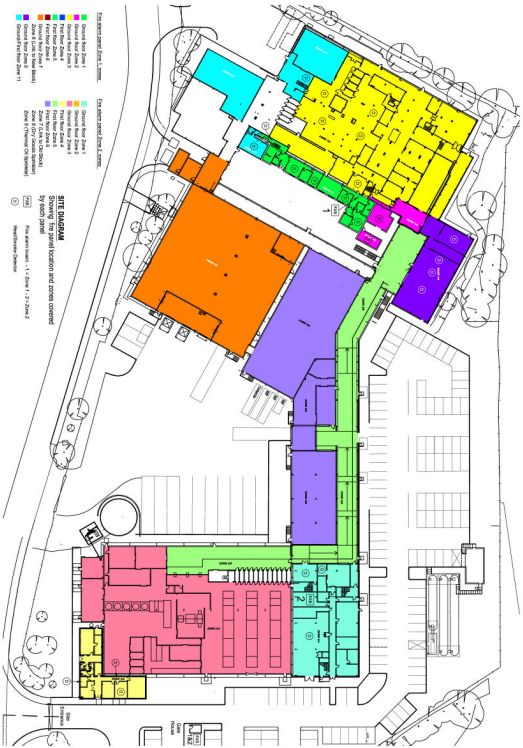
	sq ft (Approx GIA)	sq m (Approx GIA)
Warehouse	116,520	10,825

The property provides a Total Gross Internal Area of 116,520 sq ft (10,825 sq m). The layout allows for subdivision into smaller units from 5,000 sq ft upwards, offering flexibility for occupiers. The overall site extends to approximately 8 acres, including 1.3 acres of protected woodland to the south.

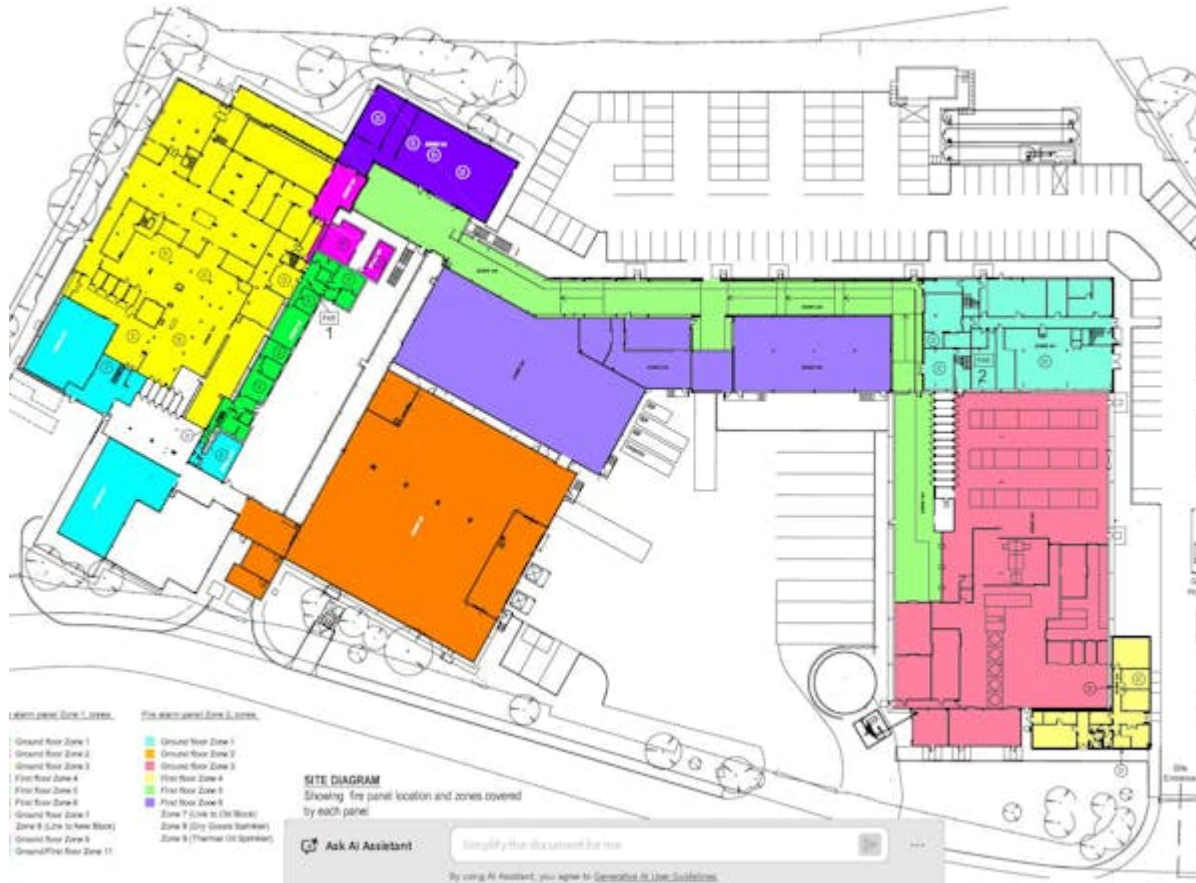
Specification



EPC: EPC exempt -
Currently being
constructed or
undergoing major
refurbishment



Cwmtillery Industrial Estate,
Abertillery, NP13 1LZ



Fire alarm panel Zone 1, zones

Fire alarm panel Zone 2, zones

- | | |
|---------------------|---------------------|
| Ground floor Zone 1 | Ground floor Zone 1 |
| Ground floor Zone 2 | Ground floor Zone 2 |
| Ground floor Zone 3 | Ground floor Zone 3 |
| First floor Zone 4 | First floor Zone 4 |
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| First floor Zone 4 | |

SITE DIAGRAM

/////elevate.clinking.thrashing



who3words

Document for me

Viewings

Please contact Jenkins best or our joint agents

Rent

Rent on application

Lease Terms

New Lease

Business rates

Rates Payable: Subject to reassessment

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

VAT

Applicable. VAT payable in addition

Availability

Available Immediately

Contact

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Best**
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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.

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

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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. 06/02/2026