



TO LET

Unit 19, Tafarnaubach Industrial Estate,
Tredegar, **NP22 3AA**

Industrial / Warehouse Unit To Let - Reduced Rent & Flexible Terms (until end of 2026)

- Close to A465 Heads of the Valley Road which links to the A470
- Open plan warehouse /production area including WC
- 1 No Level roller shutter door 3.5m wide x 4.6m high
- Ground floor and first floor offices
- Forecourt loading and car parking
- New Roller shutter door to be installed



Size

4,544 sq ft (422.15 sq m)

Rent

£15,900 per annum to 31/12/26.
£23,850 per annum from 1/01/27.
Rent to be increased by 3% per
annum on any leases of 5 years or
below

Location

Located on the established Tafarnaubach Industrial Estate, Tredegar.

The estate lies approximately 2 miles north west of Rhymney, 7 miles east of Merthyr Tydfil and 4.4 miles north east of Ebbw Vale, with the A465 offering good transport links to South and West Wales and the Midlands (via the A40 24 miles to the east, leading to the M50).

The A465 links with A470 at Merthyr and leads to J32 of the M4, 29 miles to the south and Cardiff.

Connectivity

Road

A465	1 mile
M4 Jct 32	24 miles



Train Stations

Pentrebach	6 miles
Cardiff Central	29 miles



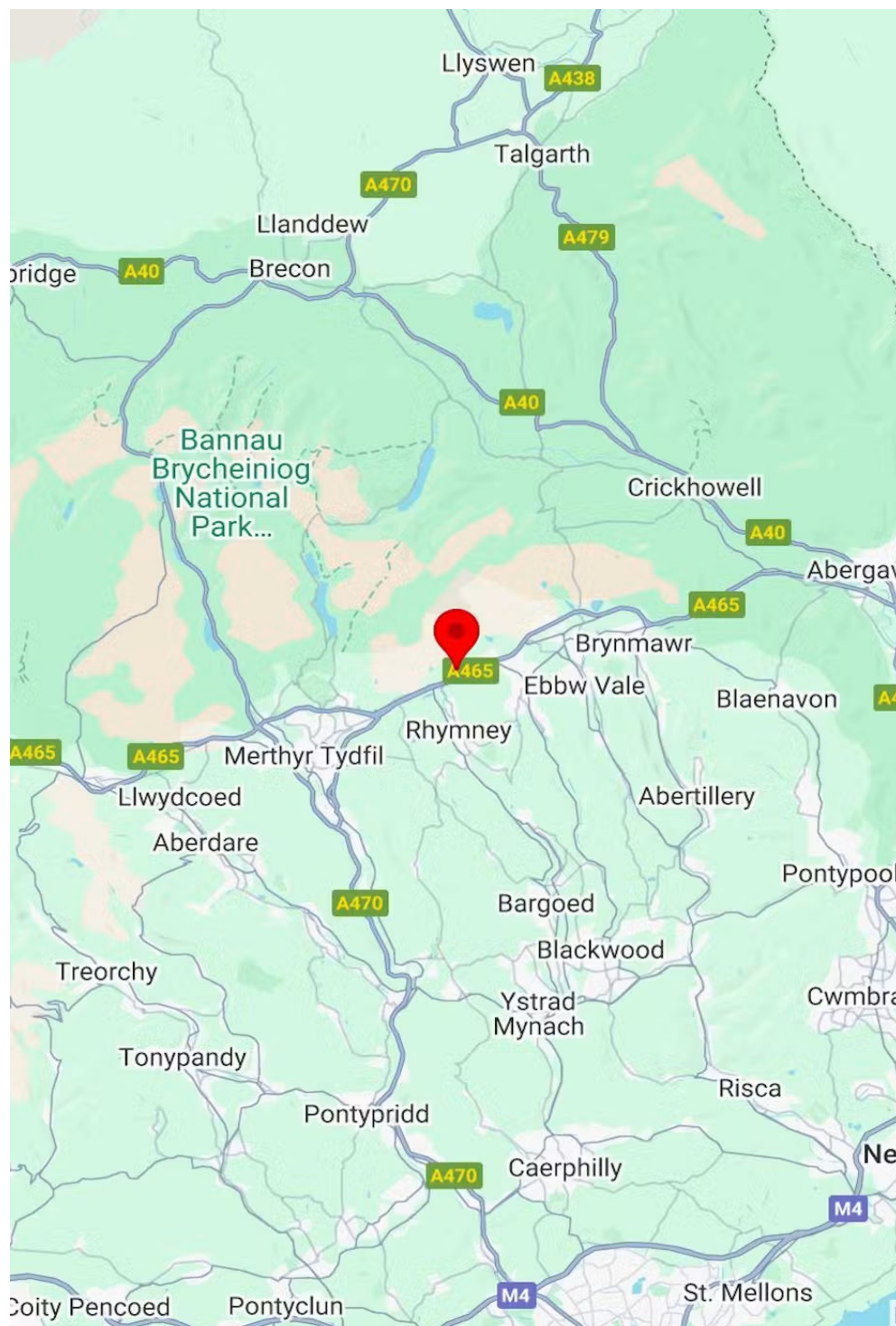
Airports

Cardiff Airport	37 miles
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Water

Newport	26 miles
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Description

The unit comprises a steel frame structure with external elevations primarily formed of brick/blockwork and profiled steel cladding. The pitched roof is finished with double-skinned profiled steel sheeting, incorporating translucent panels to allow natural light. Access is provided via a roller shutter loading door and a separate pedestrian entrance.

- Minimum eaves height 4 metres, maximum eaves height 5.9 metres
- 1 No. level loading door - width 3.5 metres, height 4.6 metres
- Internal two storey office block with WC facilities
- Forecourt parking and loading area

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
19	4,544	422
TOTAL	4,544	422

Specification



EPC: C (75)



Lighting Type: LED



Loading Doors
(Surface level): 1



Unit 19, Tafarnaubach Industrial Estate,
Tredegar, NP22 3AA



Sat Nav. NP22 3AA



Viewings

Please get in touch if you would like to arrange a viewing.

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. Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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Rent

£15,900 per annum to 31/12/26. £23,850 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £19,250
Rates Payable: £10,934 per annum Based on 2026 valuation

Service charge

£2,755.71 per annum - Budget Year End June 2026

Insurance

£1,091.16 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

C (75)

VAT

Applicable

Availability

Available Immediately

Contact

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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.