



TO LET

Unit 6, Tafarnaubach Industrial Estate,
Tredegar, **NP22 3AA**

Detached Industrial / Warehouse Unit with secure yard To Let - Coming Soon Q2 2026

- Close to A465 Heads of the Valley Road which links to the A470
- Open plan warehouse /production area
- 2 Storey office accommodation with WCs
- Forecourt loading and car parking
- LED lighting throughout
- Secure Yard
- EV charging



Size

26,571 sq ft (2,468.53 sq m)

Rent

Rent on application

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 J.32	24 miles



Train Stations

Pentrebach	6 miles
Cardiff Central	29 miles



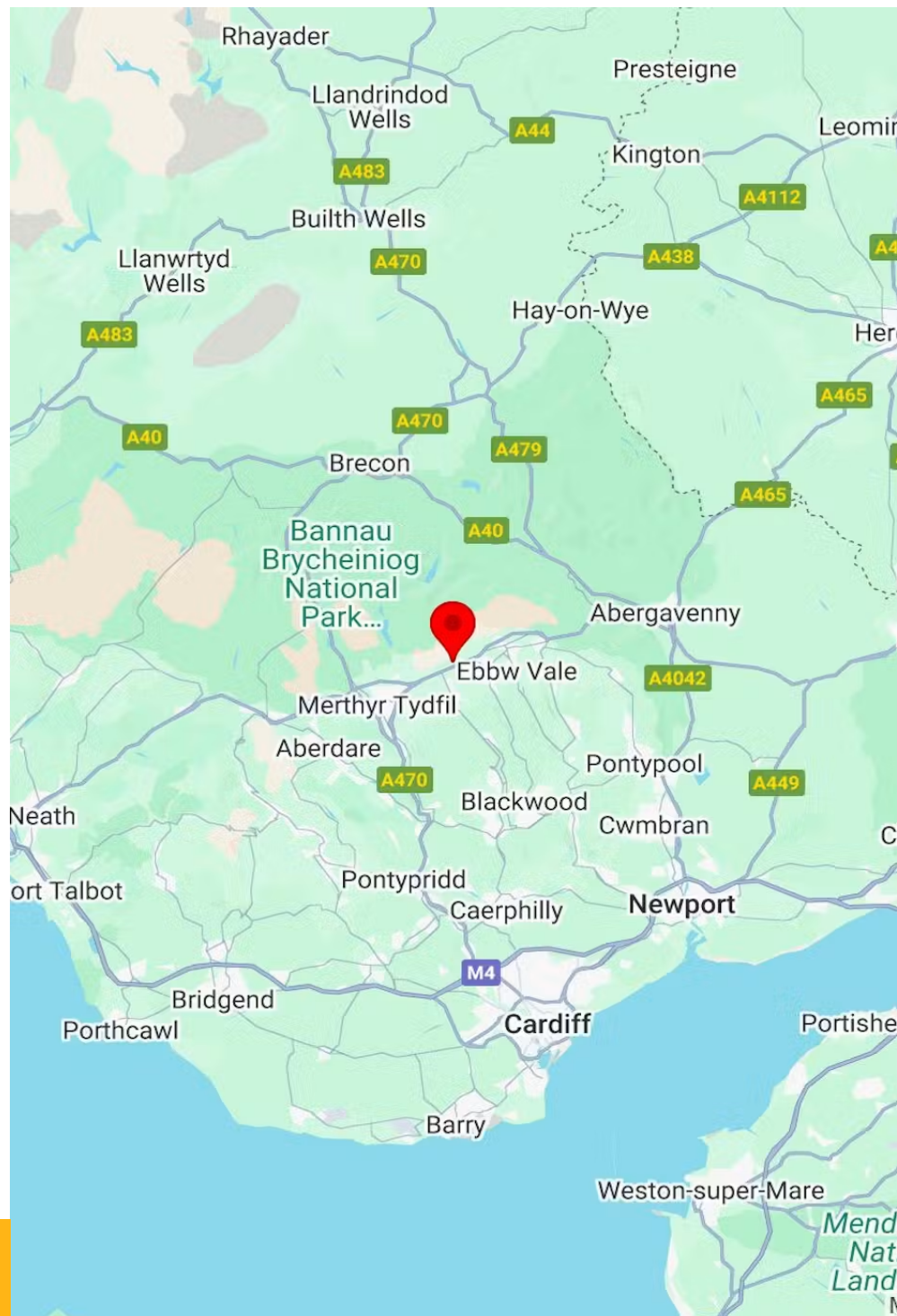
Airports

Cardiff Airport	37 miles
Bristol Airport	65 miles



Water

Port of Newport	26 miles
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Description

This detached industrial unit is constructed using a steel portal frame, with lower elevations finished in brick blockwork and upper elevations, including the pitched roof, clad in profiled steel sheeting.

The warehouse comprises two bays and benefits from natural light via translucent panels, complemented by suspended ceiling lighting.

Vehicular access is available through roller shutter doors located on both the side and rear elevations, leading to a secure yard suitable for loading and unloading operations. Internally, the property features two-storey office accommodation offering a combination of open-plan and cellular office spaces.

Additional amenities include a canteen, staff changing rooms, and separate male and female toilet facilities.

- Detached Industrial Unit of steel portal frame construction
- Internal two storey office block with WC facilities
- Secure Yard
- Forecourt parking and loading area
- EV charging Point

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Office	2,328	216
Office	2,090	194
Warehouse/production area	22,153	2,058
TOTAL	26,571	2,469

Specification



EPC: B (38)



Loading Doors
(Surface level): 2



Kitchen



HGV Parking



Secure yard



Lighting Type: LED



Car Parking



EV Charging Points





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Sat Nav. NP22 3AA

///romance.expand.limitless



Viewings

Please contact Jenkins Best or our joint agents Knight Frank

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.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £102,000
Rates Payable: £52,530 per annum Based on 2026 valuation

Service charge

n/a

Insurance

£5,960.83 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

B (38)

VAT

Applicable

Availability

Available Immediately

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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.

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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.

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05/08/2026