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Industrial

2,392 sq ft (222.22 sq m)



TO LET

Unit 13, Rising Sun Industrial Estate, Blaina, NP13 3JW

Coming Soon - Warehouse Unit 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 4.4m, max eaves height 6.2m
- 3 phase electricty
- Full height loading doors
- 1 no loading doors 4.8m wide by 3.5m high
- Unit not yet available for veiwings

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Size

2,392 sq ft (222.22 sq m)

Rent

£13,200 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

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 the Valley Road	4 miles
M4 Junction 26	14 miles
M4 Junction 27 & 28	15 miles

Airports

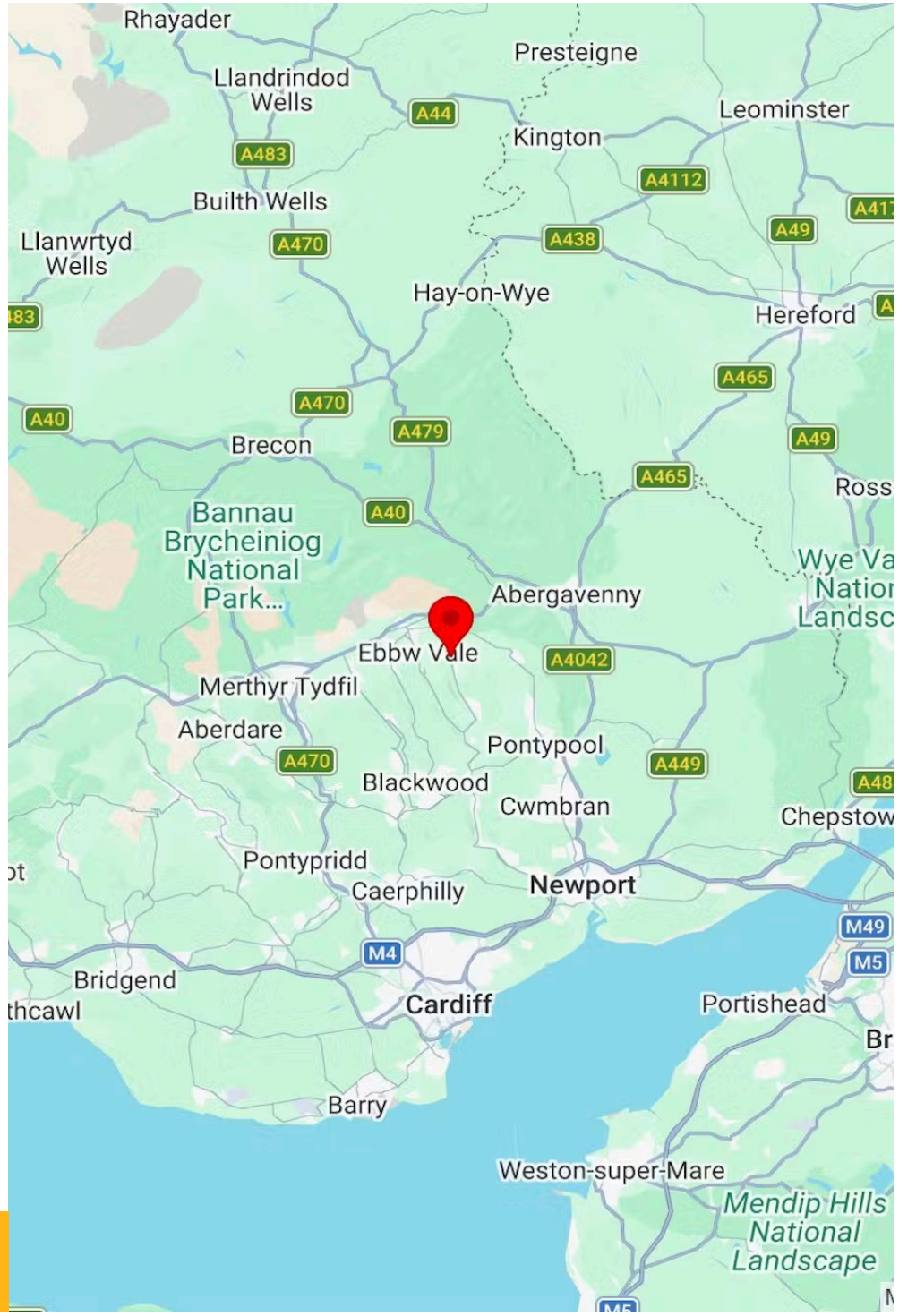
Cardiff	27 miles

Water

Newport	17 miles

Cities

Ebbw vale	2 miles



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Description

Units 13 is warehouse/distribution unit 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
- 1 no loading doors 4.8m wide by 3.5m high
- All mains services available including 3 phase electricity
- Forecourt loading / car parking
- Min eaves height 4.4m, max eaves height 6.2m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
13	2,392	222
TOTAL	**2,392**	**222**

Specification

EPC:

Maximum clear internal height (m): 6.2

Minimum clear internal height (m): 4.4

Lighting Type: LED



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Terms

Units 13 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£13,200 per annum 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

Rates Payable: To be reassessed.

Service charge

£1,196 per annum Approximate figure for budget Year End Dec 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

VAT

Applicable

Availability

Available Q2 2026

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Contact

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Henry Best
07738 960012
henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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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.

07/09/2026