

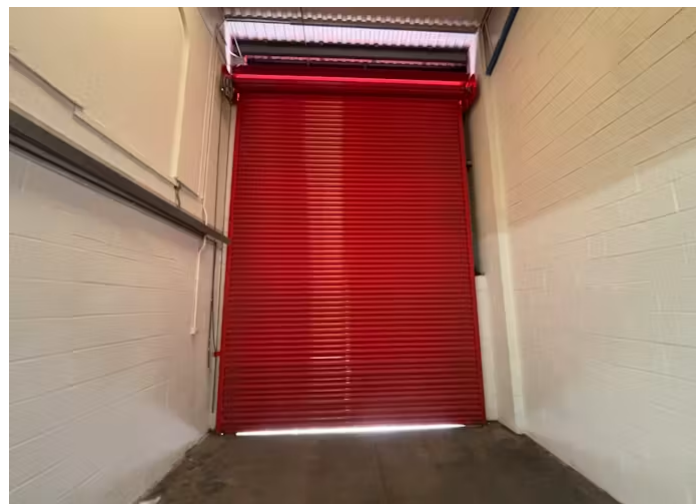


TO LET

Unit 11, Rising Sun Industrial Estate,
Blaina, **NP13 3JW**

UNDER OFFER -- Warehouse Unit with Forecourt Loading / Parking.

- 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
- Forecourt loading / parking - 4 spaces
- Min eaves height 6.0m
- Full height loading door - Service certificate to be provided
- 1 no loading doors 3.5m wide by 4.8m high
- LEDs to be installed
- Mezzanine being removed



Size

2,322 sq ft (215.72 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 the4 miles
Valley Road
M4 Junction 26 14 miles
M4 Junction 27 & 15 miles
28



Airports

Cardiff 27 miles



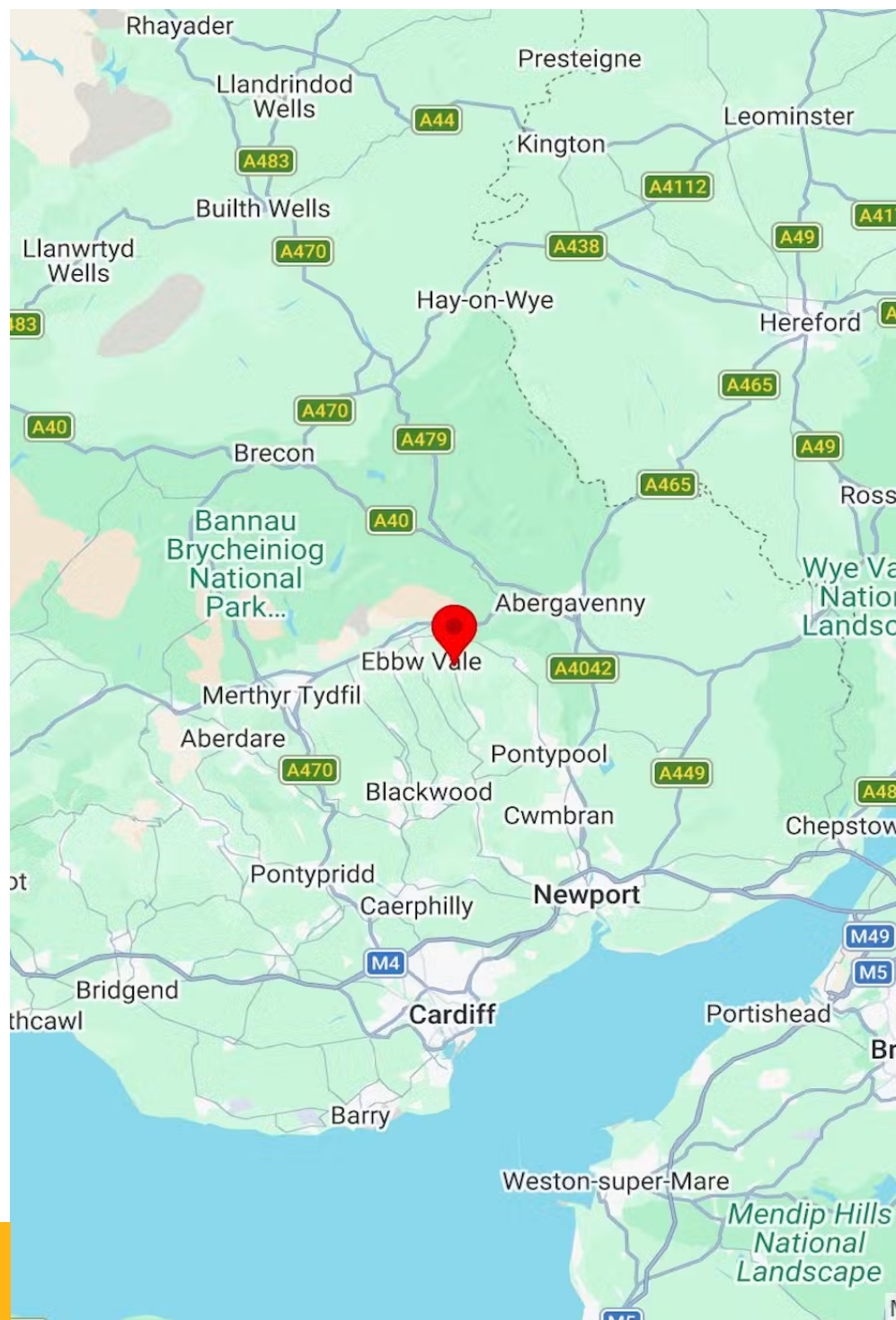
Water

Newport 17 miles



Cities

Ebbw vale 2 miles



Description

Units 11 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 3.5m wide by 4.8m high
- All mains services available
- Forecourt loading
- Car parking - 4 spaces
- Min eaves height 6.0m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
11	2,332	217
TOTAL	2,332	217

Specification



EPC:



Lighting Type: LED



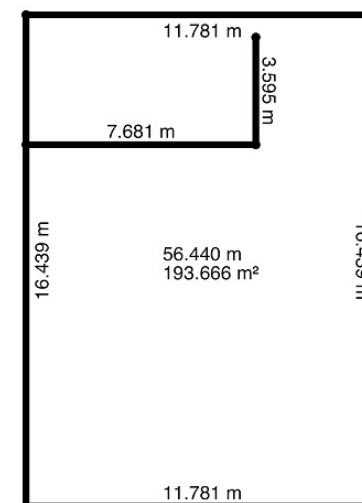
Minimum clear internal height (m): 6



Loading Doors (Surface level): 1

RSD - 3.5m w x 4.8m h

Minimum eaves height - 6m





Unit 11, Rising Sun Industrial Estate,
Blaina, NP13 3JW



Sat Nav. NP13 3JW



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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

Rateable Value: £12,500

Rates Payable: £6,275 per annum Ratable value from 1st April 2026

Service charge

£1,177 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

Contact

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