



TO LET

Unit 2, Festival Park,
Ebbw Vale, **NP23 8FP**

Refurbished starter unit situated within a newly created Business Park

- Recently fully refurbished
- Gated estate with CCTV cameras
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Estate located within a landscaped environment
- Electric roller shutter doors
- LED lighting, kitchen and WC facilities
- Forecourt loading and dedicated parking
- Three phase power



Size

943 sq ft (87.61 sq m)

Rent

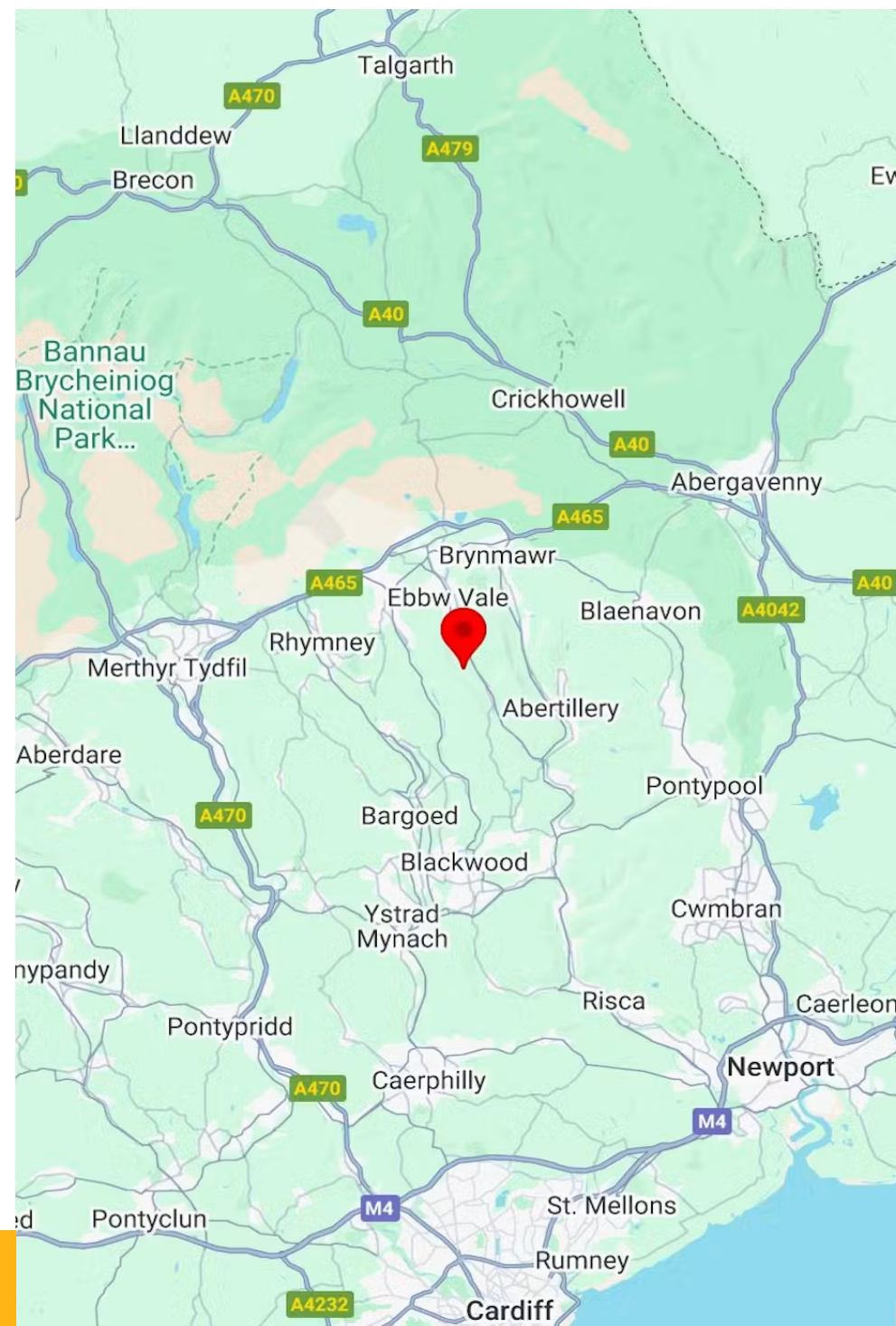
£7,664 per annum

Location

Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways.

The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn.

The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The stop provides access to Cardiff Central Station



Description

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained secure site.

- Three phase power
- Minimum eaves height of 3.5 m
- Electric level access loading door
- Separate pedestrian access
- Kitchen and WC facilities
- LED lighting
- Allocated car parking
- CCTV

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
2	943	88
TOTAL	943	88

Specification



EPC: C (64)



Kitchen



Lighting Type: LED



Recently refurbished



On-site security



Car Parking



Loading Doors
(Surface level): 1



Unit 2, Festival Park,
Ebbw Vale, NP23 8FP



Sat Nav. NP23 8FP



///countries.issued.elevates



Viewings

Please contact Jenkins Best or our joint agents
Knight Frank

Terms

The units are available on new Full Repairing
and Insuring lease.

Grant Assistance

Blaenau Gwent are able to offer financial
assistance to ingoing occupiers, subject to
meeting certain criteria. Further information can
be found at
<https://www.blaenaugwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

Estate Brochure

<https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/89790dfa519e1ff60359670fedd12c8a-39114-festival-park-brochure-kf-and-jb-220725.pdf>

Rent

£7,664 per annum

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £5,500
Rates Payable: £2,761 per annum Estimated RV
provided for indication purposes -TBC

Service charge

£882 per annum Budget figure year ending
March 2027

Insurance

£0.21 per sq ft Approximate Insurance Premium
TBC for Year Ending 2026

Legal Costs

Each party to bear their own costs

EPC

C (64)
Business Support/Financial-Support

VAT

Applicable

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.

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.