

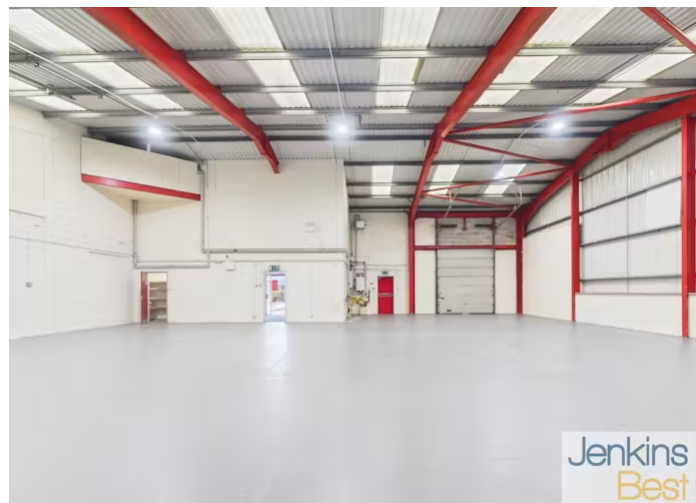


TO LET

Unit 21, Heads of the Valley Industrial Estate,
Rhymney, **NP22 5RL**

Industrial / Warehouse with offices To Let. Within gated compound. *Virtual Tour Available*

- Refurbished terraced unit within gated compound
- Established industrial and distribution location
- Excellent access to A465
- Modern terraced industrial / distribution units
- Minimum eaves height 3.7 metres
Maximum eaves height 5.9 metres
- 1 No. level loading door : 3m w x 3.5m h
- Internal Two storey offices
- LED Lighting
- 12 car parking spaces
- Generous forecourt/loading area
- Virtual Tour Available



Size

4,543 sq ft (422.06 sq m)

Rent

£26,200 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

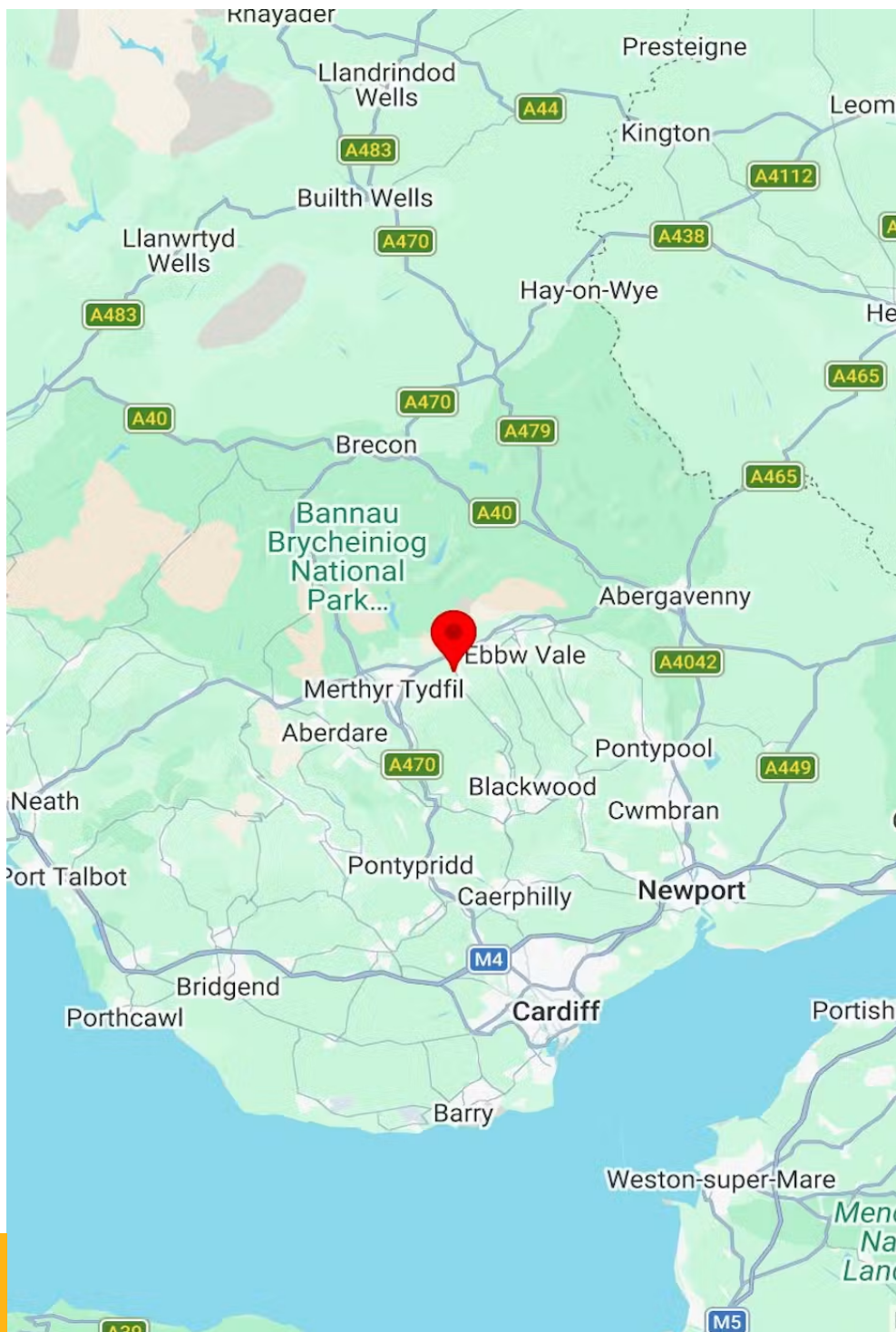
Connectivity

The estate lies approximately 1 mile north west of Rhymney and 4 miles east of Merthyr Tydfil, 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).

Road



Cities



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 profiled steel sheeting, incorporating translucent panels to allow natural light. Access is provided via a roller shutter loading door and a separate pedestrian entrance.

- Recently refurbished
- Steel portal frame construction
- Minimum eaves height 3.7 metres, maximum eaves height 5.9 metres
- 1 No. level loading door : 3m w x 3.5m h
- Internal two storey office block
- WC facilities
- Forecourt parking and loading area
- 12 car parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
21	4,543	422
TOTAL	4,543	422

Specification



EPC:



Minimum clear internal height (m): 3.7



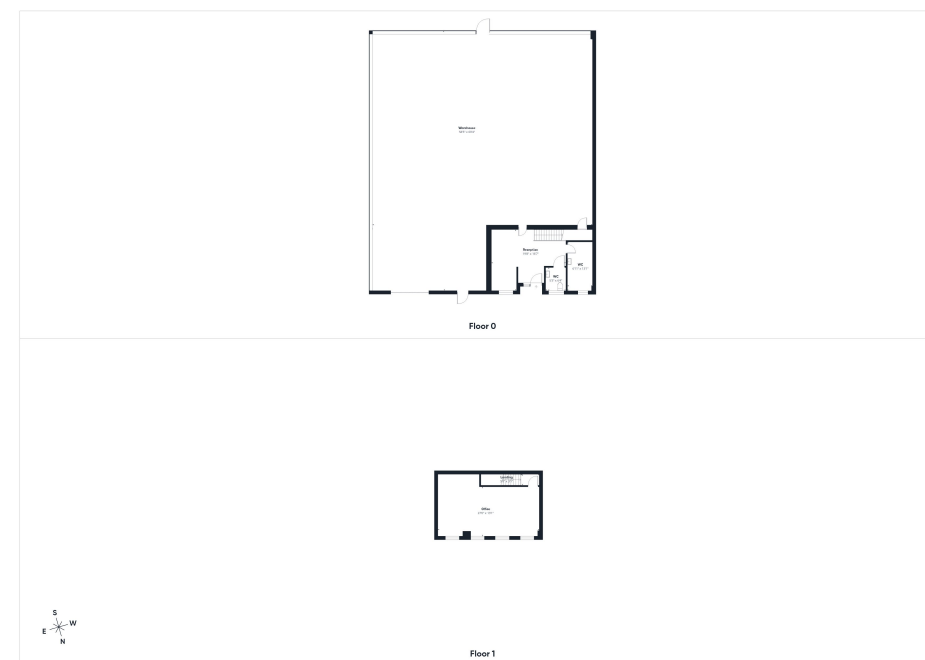
Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.9



Unit 21, Heads of the Valley Industrial Estate,
Rhymney, NP22 5RL



Sat Nav. NP22 5RL



///interacts.sweeter.pianists



Viewings

Via Jenkins Best

Terms

Unit 21 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£26,200 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: £18,500
Rates Payable: £9,287 per annum Based on 1st April 2026 Valuation

Service charge

£3,472 per annum Budget Year End June 2026

Insurance

£1,219 per annum Approximate Insurance premium for the 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

VAT

Applicable

Availability

Available Immediately

Contact

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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.