

RYB 1

Rhyd y Blew, Ebbw Vale
NP23 5WS



TO LET

- + High quality detached industrial manufacturing unit
- + Built to BREEAM excellent
- + Designed to minimise embodied carbon within its structure
- + Targeting operational carbon neutral

4,885 sq m (52,582 sq ft)

www.rhydyblew.uk

On behalf of



Llywodraeth Cymru
Welsh Government

RYB 1


LOCATION

Rhyd y Blew occupies a strategic location to the south of the A465 (Heads of the Valleys Road) in the heart of the South Wales Valleys. The A465 links Swansea in the west to the Midlands (via M50 and M5 Motorways) and has recently undergone significant and continued improvements to provide dual carriageway.

The main Town of Ebbw Vale is approximately half a mile to the south east of the site where the former steelworks site has been regenerated in recent years for a wide range of uses, with education and leisure facilities already in place.



Journey times

		
Cardiff	45m	1h 30m
Swansea	1h	2h 30m
Bristol	1h 10m	2h 45m
Birmingham	2h	3h 40m
London	3h 15m	3h 40m

DEMOGRAPHICS STATS

Population

Ebbw Vale: 18,558
 Blaenau Gwent: 70,020
 10-year Growth Forecast: -2.7%
 Wales: 3.17 million
 10-year Growth Forecast: -1.0%



Unemployment

Blaenau Gwent: 6.1%
 Wales: 5.2%
 UK: 5.4%



Skilled Workforce (NVQ2+)

Blaenau Gwent: 68.2%
 Wales: 76.5%
 UK: 78.2%



Average Weekly Earnings

Blaenau Gwent: £481
 Cardiff Region: £535
 UK: £577

RHYDY BLEW

Rhyd y Blew comprises a gross area of circa 29.22 hectares (72.2 acres) with a development plateau area of 14.5 hectares (36 acres) and is accessed via a roundabout on the adjacent Bryn-Serth Road. It is broadly rectangular in shape and was created as a restored landform following opencast coal working in the 1970s.

12 hectares (30 acres) will remain for commercial development and are being marketed for sale from 2 hectares (5 acres) acres upwards. Please contact Marketing Agent to discuss further.



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SPECIFICATION

This high quality detached unit offers clear open Industrial manufacturing production warehouse facilities with open plan office accommodation to ground and first floor level.

Externally there is a dedicated secure service yard, private parking and loading area, as well as provision for the installation of sustainable amenities such as electric car charging points.



WAREHOUSE

- // 8m clear internal height
- // 25 kN sq m floor loading
- // 4 level loading access doors
- // 3 phase power
- // Includes installation of Photovoltaics and an Air Source Heat Pump

OFFICE

- // Two storey offices of 485 sq m (5,220 sq ft)
- // Open plan office accommodation
- // Suspended ceilings
- // Raised access floors
- // Comfort Cooling
- // Passenger lift
- // Ground & first floor toilet facilities

EXTERNAL

- // 32 m secure yard
- // Security lighting – office car park / service yard
- // 76 car dedicated car parking spaces
- // Provision for Electric vehicle charging points to be installed
- // 24 hour access

SERVICES

All mains services including 3 phase electricity are to be provided to the building. Interested parties are advised to make their own enquiries as to their specific requirements.

TERMS

The leases will be in a standard form on a full repairing and insuring basis.

QUOTING RENTAL / PRICE

£6.50 per sq ft.

VAT

VAT will be payable on all costs.



TO LET

www.rhydyblew.uk

PLANNING

Planning consent is for commercial, business and service, general industrial, storage or distribution (B1(C) /B2/B8).

SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the common parts of the estate.

WARRANTIES

Ingoing occupier will be assigned the available main contractor warranties upon completion of any transaction.

EPC

Available upon completion.

INFORMATION PACK

An information package with layout plans of the building can be provided.

FURTHER INFORMATION

www.rhydyblew.uk



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Designed and produced by **MartinHopkins**

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