

Location.

Ebbw Vale is located in the county of Blaenau Gwent. It is 13 miles west of Abergavemy and 10 miles east of Merthyr Tydfil, via the A465 (Heads of Valleys Road).

Access to the motorway network is via the A470 to the M4 Motorway, or alternatively by way of the A465 and A4042, connecting at Newport. The A40 is accessed via the A465 and links to the M50 Motorway. This in turn links to the M5, north of Cheltenham and south of Worcester. Cardiff is 32 miles south of Ebbw Vale.

The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The line provides access to Cardiff Central Station at an approx. journey time of 50 minutes.

Description.

The property comprises a large distribution warehouse with a two storey office building constructed during the mid 1990s. There are a total of 78 car parking spaces provided on site to the front of the main office building.

The property benefits from the following specification:

External

- · Securely fenced concrete yard
- Dual Access

Warehouse

- Steel portal frame
- Brick and profiled metal external elevations
- Profiled metal pitched roof
- · Shared toilet and office facilities
- 8m to eaves
- · One level access loading door

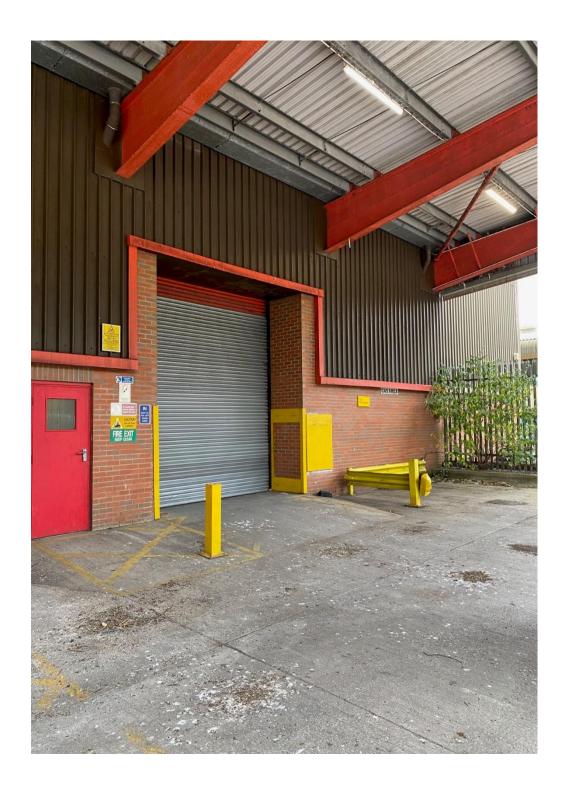






Aerial Images.

More 360 Aerial Images available at: www.festivaldrive.uk



Accommodation.

The property has a Gross Internal Area (GIA) of 5,355 sq ft (498 sq m)

Additional offices available by separate negotiation.

Services.

The property benefits from all main services including 3 phase power, gas, water and drainage.

Terms.

Sublease expires in April 2028.

Flexible lease terms available.

Rent.

£53,550 per annum

This is an All Inclusive Rent that covers ates, Service Charge and Insurance

EPC.

Energy Performance Rating of C (70).

A copy of the certificate is available upon request.

Contact.

For further information, or to arrange a viewing, please contact the sole agents.



NEIL FRANCIS

029 2044 0147 07766 511983 neil.francis@knightfrank.com

EMILY WILSON

0292 044 0128 07977 072902 Emily.Wilson@knightfrank.com

JANUARY 2023 - SUBJECT TO CONTRACT

Important Notice

- 1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
- 2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT: The VAT position relating to the property may change without notice.
- 5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
- 6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://www.knightfrank.com/legals/privacy-statement.

Particulars dated January 2023. Photographs and videos dated November 2022.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.