

TO LET.



Fully Racked Mid Terraced Warehouse .

498sq m (5,355sq ft).

Festival Drive, Ebbw Vale, NP23 8XA.

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 rates, 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.



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JANUARY 2023 - SUBJECT TO CONTRACT

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

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