

**TO LET.**

**Knight  
Frank**

**Modern Office. 10,001 sq ft (929.16 sqm).**  
**VITCC Centre, Tredegar Business Park, Tredegar, NP22 3EL.**

## Description.

The VITCC Centre comprises a two storey building, with an external car park on a large parcel of land.

Boasting a well proportioned double height atrium reception, the property is currently provides multiple smaller cellular rooms, though is capable of providing a fully open plan layout.

Internally, in additional to the denoted specification, the accommodation benefits from male, female and disables WCs, double glazed windows and passenger lift facilities.

## Location.

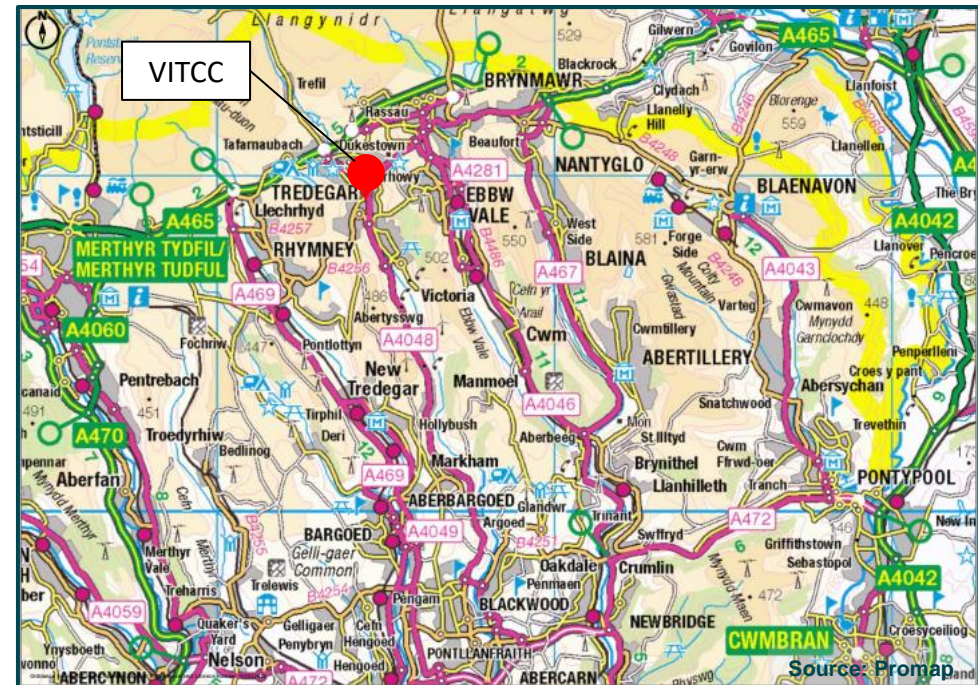
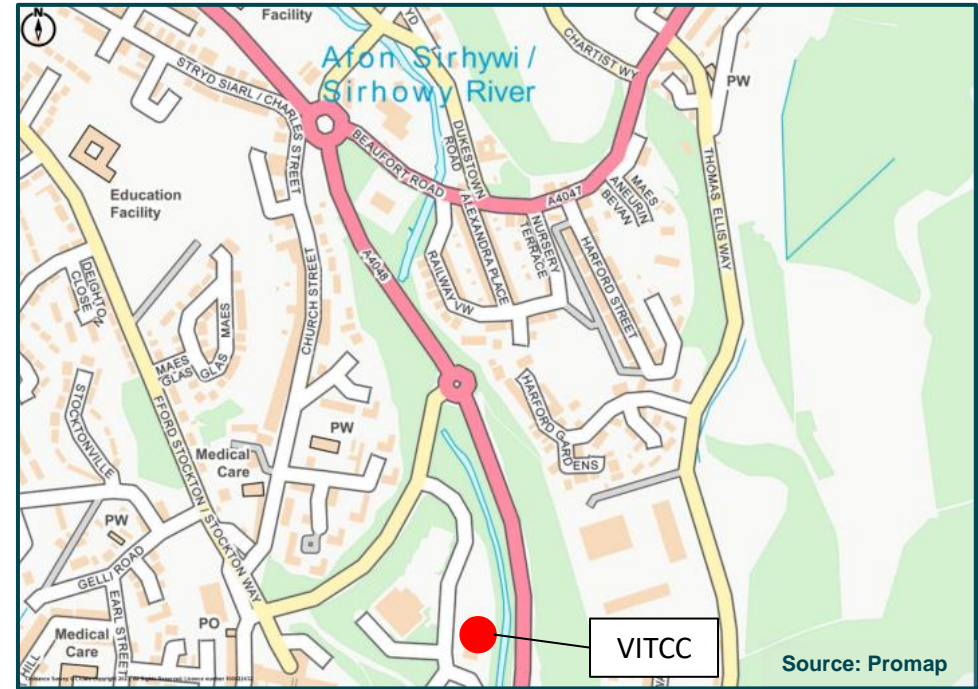
The VITCC Centre is well positioned in the heart of Tredegar. Situated within Blaenau Gwent, the property offers a strategic location for business within the Heads of the Valleys.

The property is excellently connected by road via the A4048 and A465, ensuring quick access to nearby towns, including Ebbw Vale and Abertillery.

Rail access is via Rhymney railway station which is located 3.8 miles to the west of the property.

## Accommodation.

Approx. IPMS3	Sq Ft	Sq M
Ground Floor Offices	6,773	629.19
First Floor Offices	3229	299.97
<b>TOTAL</b>	<b>10,001</b>	<b>929.16</b>





## **Lease Terms.**

The property is available on a new Full Repairing and Insuring (FRI) lease for a term to be agreed

## **Car Parking.**

There are 67 car parking spaces, including 5 disabled parking spaces and 2 EV charging spaces

## **EPC.**

Energy Performance Certificate Asset Rating 'D' (85). A copy of the certificate is available upon request.

## **Rent.**

Quoting rent is £5.00 per square foot per annum.

## **VAT.**

The property is elected for VAT that will be payable on the rent and service charge at the prevailing rate.

## **Business Rates.**

The tenant is responsible for the payment of the business rates.



# Contact.

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



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## NOVEMBER- SUBJECT TO CONTRACT

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Particulars dated November 2023. Photographs dated October 2023

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