

**FOR SALE / TO LET.**



**Production / Warehouse unit.**

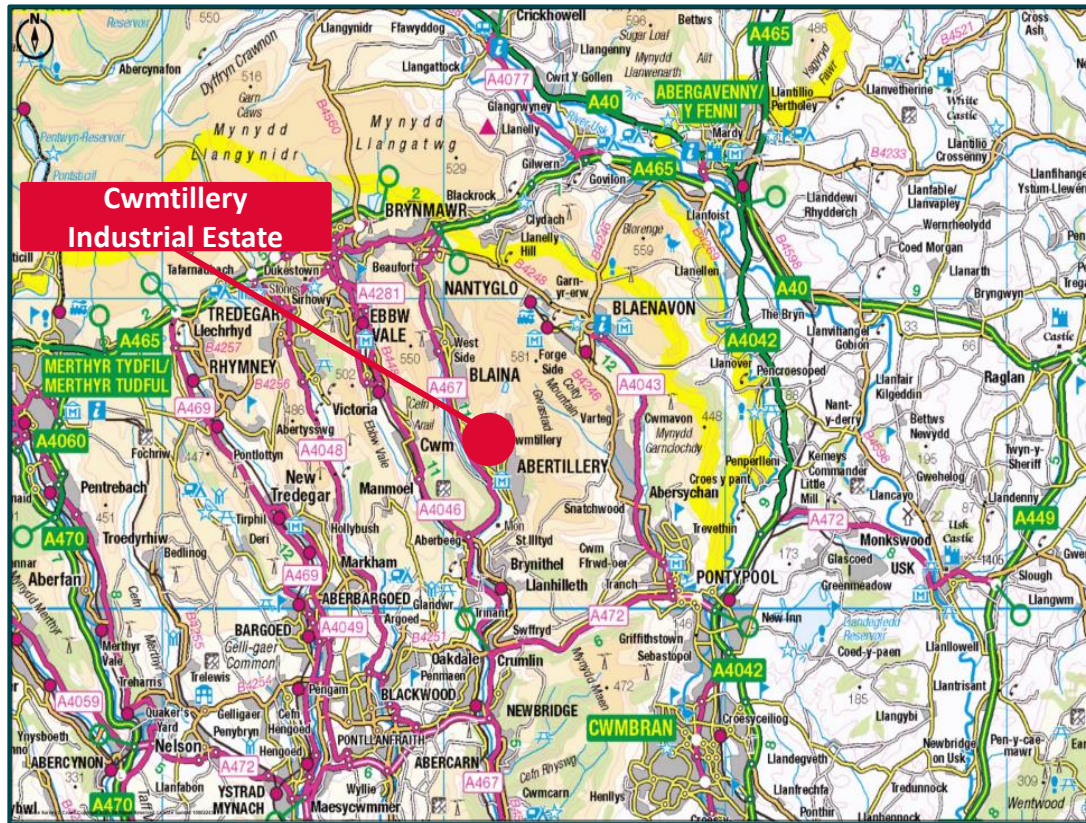
**116,520 sq ft (10,825 sq m).**

**Cwmtillery Industrial Estate, Cwmtillery, Abertillery, NP13 1LZ.**

## Location.

The property is located on Cwmtillery Industrial Estate a well-established industrial estate in the County Borough of Blaenau Gwent, which is approximately 2 miles to the northeast of Abertillery town centre.

The property is within close proximity to the A467 which provides access to the Heads of the Valleys Road (A465) approximately 5 miles to the north, and Junction 28 of the M4 approximately 16 miles to the south.



[www.cwmtilleryindustrialestate.uk](http://www.cwmtilleryindustrialestate.uk)

## Description.

The detached production unit has been extended over the years and has been fitted out to provide a food production facility that benefits from the following:

- Five freezer / blast freezer rooms with temperatures ranging from -20 degrees to -30 degrees celsius
- Three clean rooms
- Power capacity of 2.5 MVA with further capacity available

The construction is mainly steel portal frame with elevations and pitched roof of profile steel cladding. Heights range from 4m to 7m. There are a number of level access doors to the side elevations that open out into designated service yards.

Internally, two storey office accommodation is located to the front elevation and offers a mix of open plan and cellular space. Welfare facilities include a canteen.

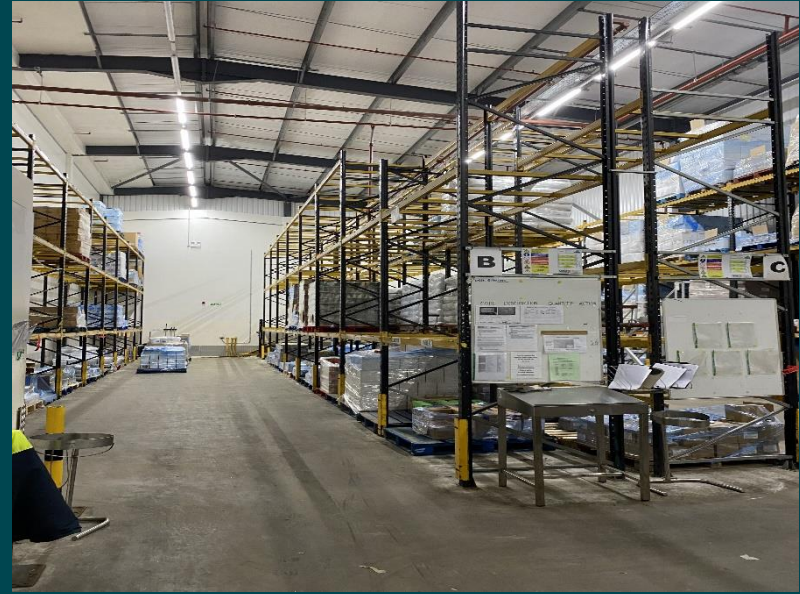
Externally, there is a separate car park and security gate house all set within a securely fenced site.

The configuration of the site is such that it provides an opportunity to sub divide to create smaller units.

## Accommodation.

The property has a Gross Internal Area of 116,520 sq ft (10,825 sq m) though a measured survey is being undertaken to verify this.

The total site area is circa 8 acres though 1.3 acres of this is protected woodland to the south.



## Services.

The property benefits from mains services including electricity, gas, water and drainage.

## Tenure.

The property is owned freehold under title numbers WA652679, WA672172, and WA477746.

## Terms.

The Property is available for Sale with vacant possession.

Alternatively, a new lease will be considered.

Quoting terms available on application

## EPC.

Energy Performance Certificate is being prepared.

## Rateable Value.

Factory and Premises £185,000 (2023 List).

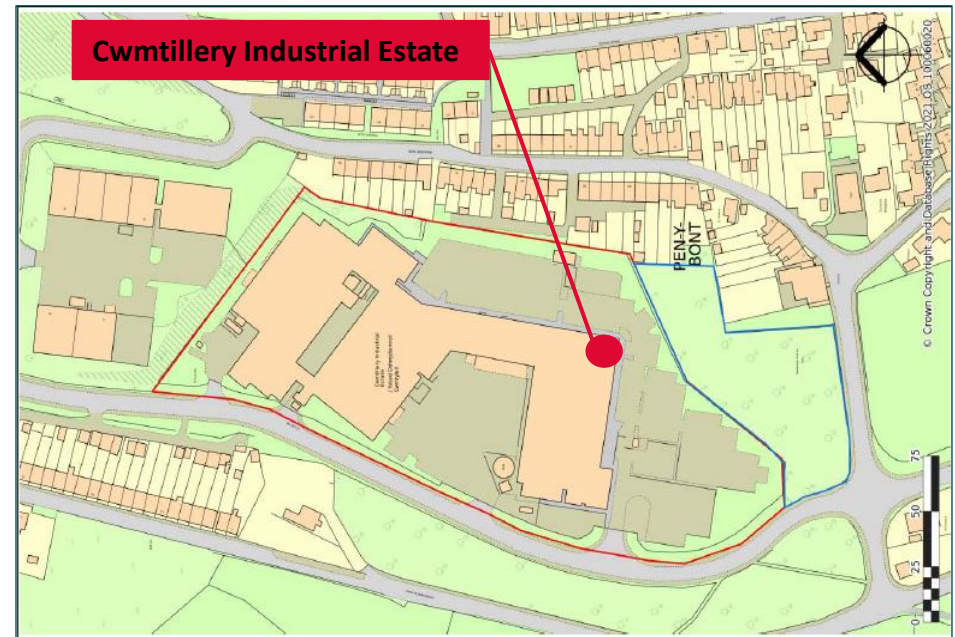
Rates currently payable are £98,975 per annum.

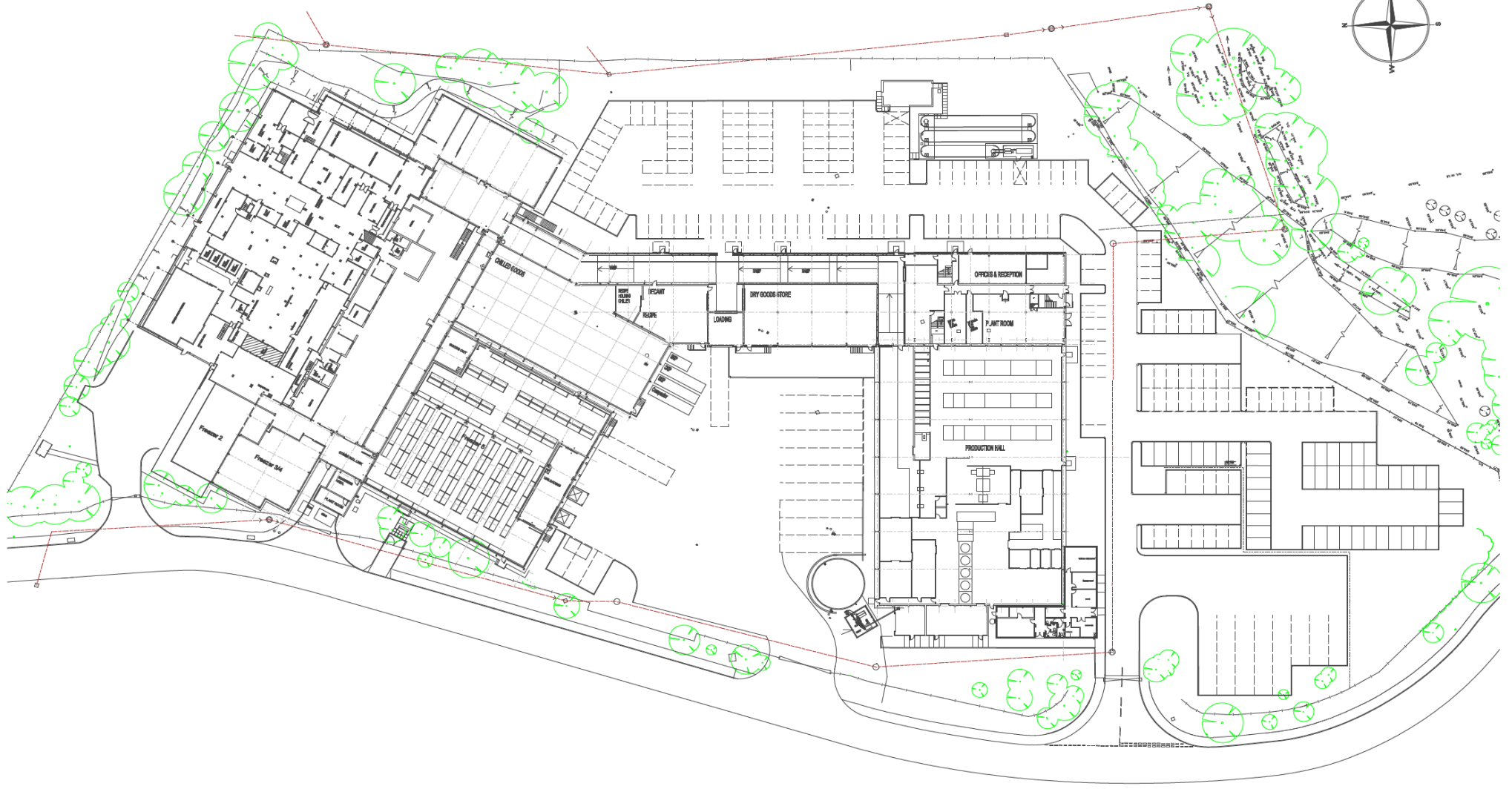
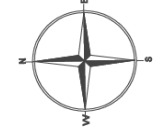
## VAT.

VAT will be payable on all costs.

## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.





# Contact.

For further information, or to arrange a viewing, please contact the joint agents Knight Frank or Fletcher Morgan (029 2037 8921)



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## JULY 2023 - SUBJECT TO CONTRACT

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Particulars dated July 2023 . Photographs dated June 2023.

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