



Newly created business park offering a range of units set within a landscaped environment

Units from 958 sq ft
(89 sq m) to 8,504 sq ft
(790 sq m)

LOCATION

Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways.

The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn. The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The stop provides access to Cardiff Central Station at an approx. journey time of 50 minutes.

DESCRIPTION

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained site. The units are finished to the following specification:

✓	Three phase power
✓	Minimum eaves height of 3.5 m
✓	Level access door
✓	Separate pedestrian access
✓	Kitchen and WC facilities
✓	LED lighting
✓	Allocated car parking

IMAGE TO FOLLOW



Plans are for identification purposes only. Not drawn to scale.

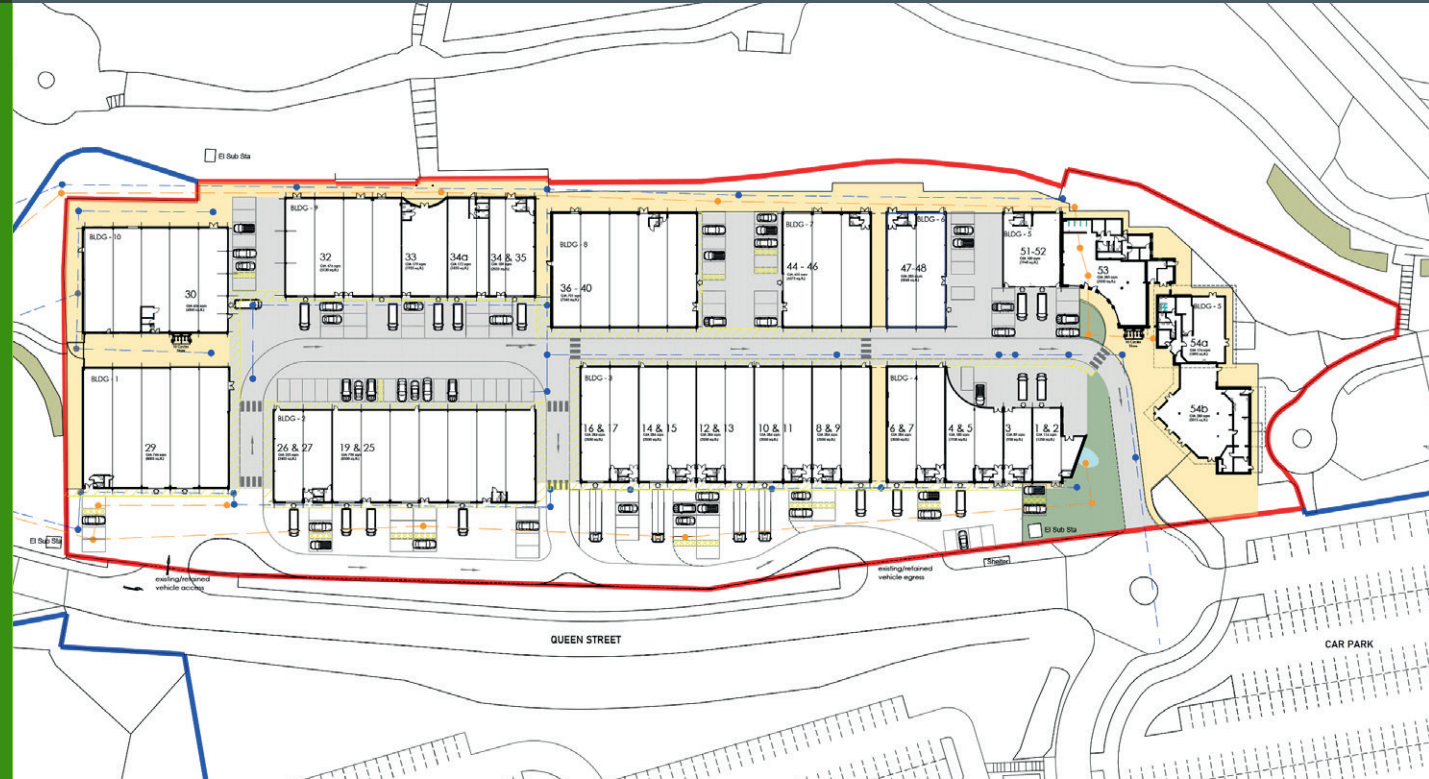
ACCOMMODATION

Units from 958 sq ft (89 sq m) to 8,504 sq ft (790 sq m) available.

Units available, individually or combined, please refer to Availability Schedule for latest offering.

Unit	GIA sqm	GIA sqft	Unit	GIA sqm	GIA sqft
1 & 2	116	1249	30	636	6846
3	89	958	32	476	5124
4 & 5	180	1938	33	179	1927
6 & 7	284	3057	34a	172	1851
8 & 9	284	3057	34 & 35	189	2034
10 & 11	284	3057	36 to 40	701	7546
12 & 13	284	3057	44 to 46	425	4575
14 & 15	284	3057	47-48	285	3068
16 & 17	284	3057	51-52	180	1938
19 to 25	790	8504	53	283	3046
26 & 27	223	2400	54a	176	1894
29	744	8008	54b	280	3014

Total GIA 7,828 sq m.



TERMS

The units are available on new Full Repairing and Insuring lease.

RENT

On application.

SERVICES

Units will benefit from three phase electricity, water and drainage.

USE

B1, B8 & also suitable for A2, A3, A3 D1 and D2 uses.

ESTATE SERVICE CHARGE

There will be an estate service to cover the costs incurred in maintaining the common areas of the estate. Further information is available on request.

GRANT ASSISTANCE

Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria.

Further information can be found at

<https://www.blaenaugwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

BUILDING INSURANCE

Building insurance premium to be confirmed.

EPC

To be assessed upon completion.

RATEABLE VALUE

To be assessed upon completion.

VAT

VAT is applicable on all costs.



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CONTACT

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

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