

TO LET.

Undergoing Refurbishment.



Production / Warehouse unit.

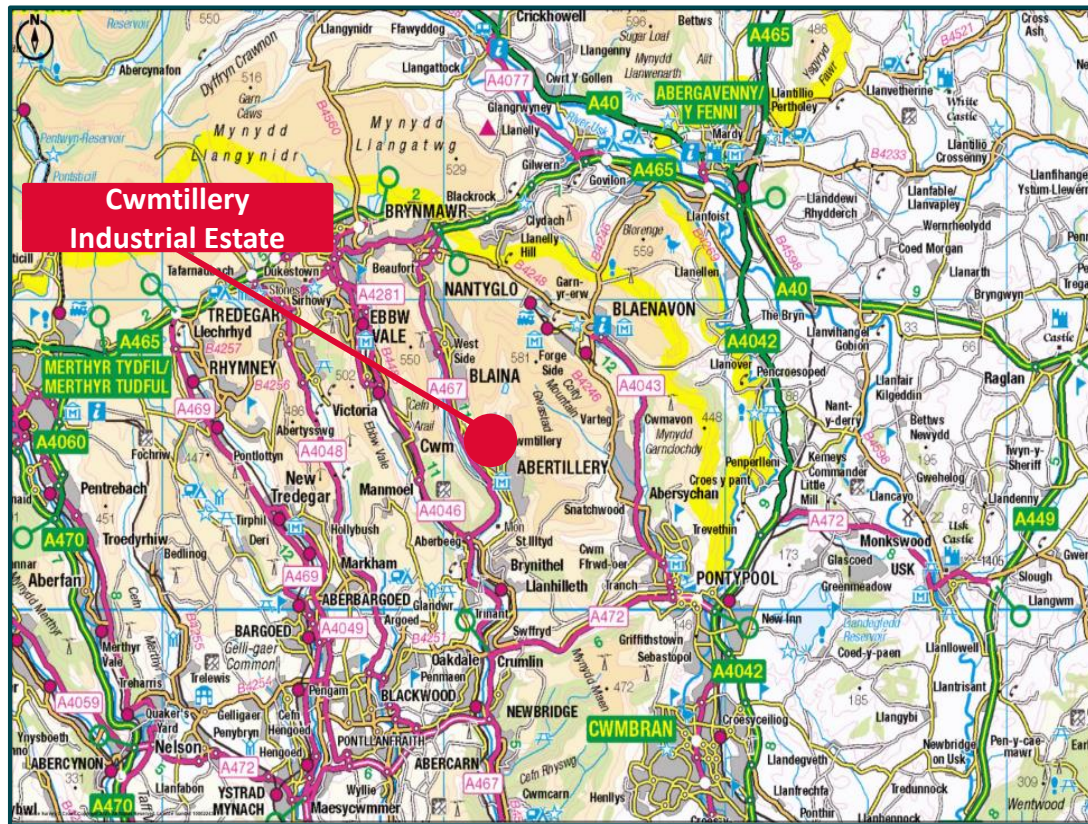
5,000 sq ft to 116,500 sq ft.

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.



Description.

This production / warehouse unit has been extended over the years.

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.

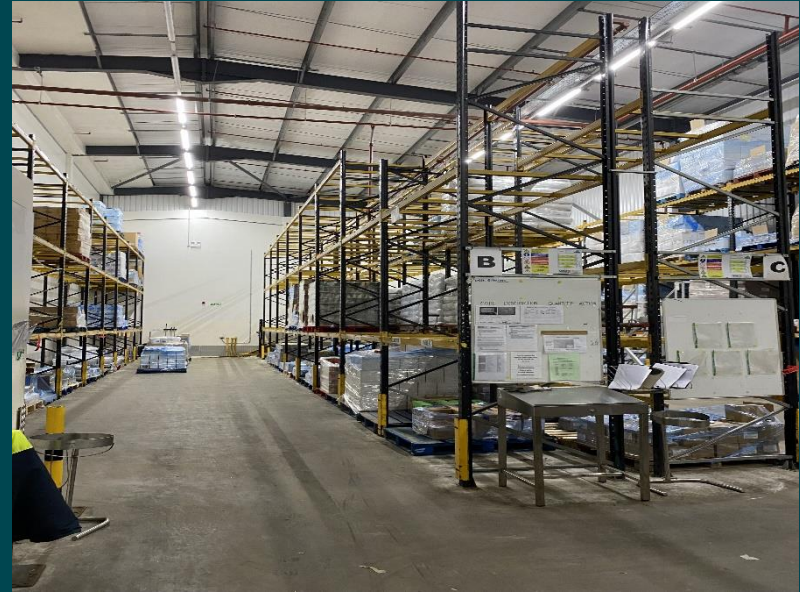
Externally, there is a separate car park and security gate house all set within a securely fenced site.

Accommodation.

The property has a Gross Internal Area of 116,520 sq ft (10,825 sq m).

The configuration of the site is such the landlord is able to sub divide to create smaller units from 5,000 sq ft upwards.

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. In the past the site had power capacity of 2.5MVA.

Interested parties are advised to make their own enquiries.

Lease Terms.

New lease available of Full Repairing and Insuring terms.

Quoting Rent.

On application.

Service Charge.

There will be a service charge for the maintenance and upkeep of the common part of the estate.

EPC.

Energy Performance Certificate Asset Rating 'B' (33).

A copy of the certificate is available upon request.

Rateable Value.

To be assessed once subdivided and refurbished.

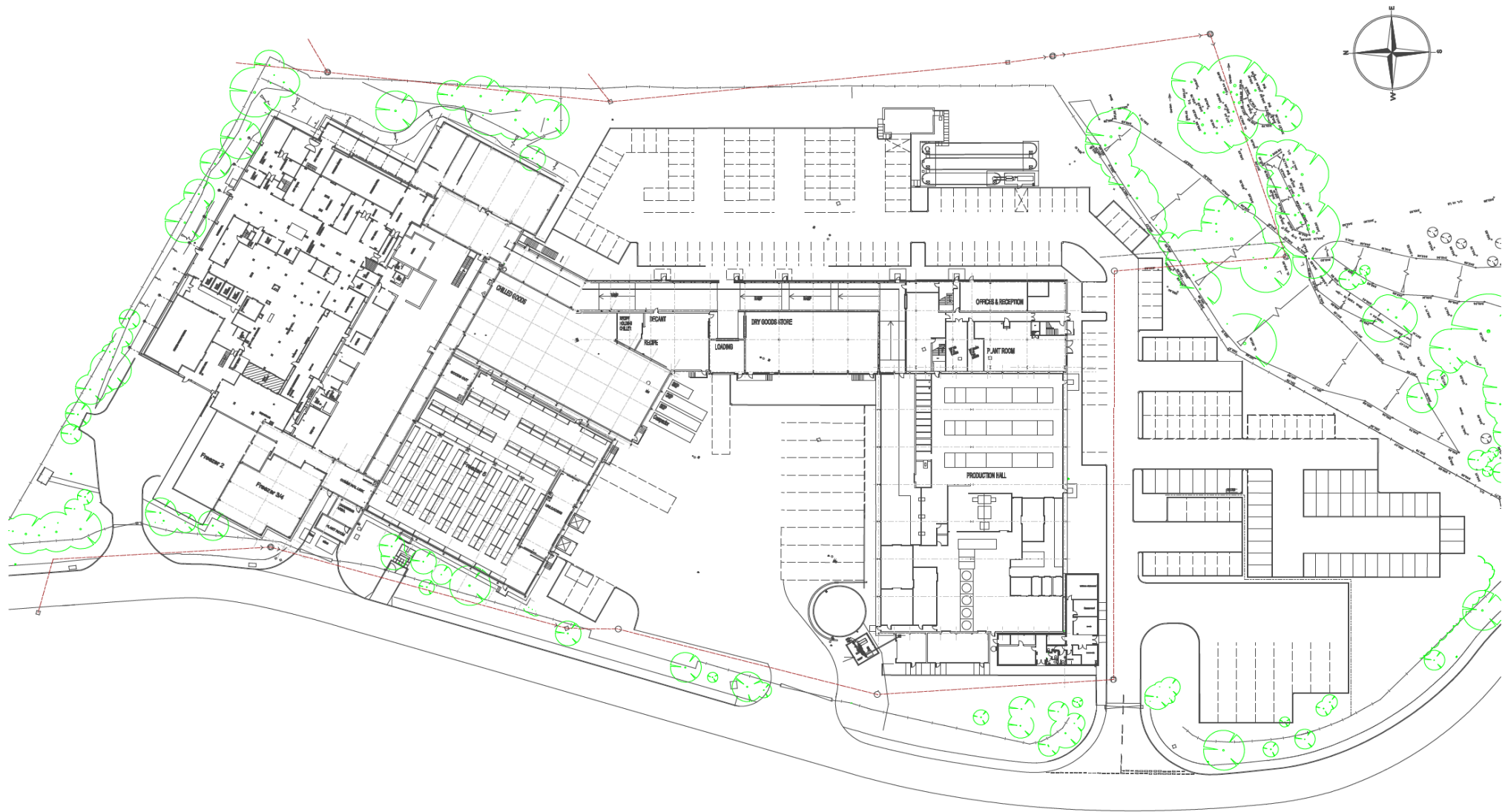
VAT.

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 sole agents Knight Frank:



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May 2025 - SUBJECT TO CONTRACT

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Particulars dated April 2025 . Photographs dated June 2023.

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& property, perfectly.**