



TO LET – WAREHOUSING & INDUSTRIAL SPACE

**UNIT 2C (1D)
BARLEYFIELD INDUSTRIAL ESTATE
BRYNMAWR
NP23 4LU**

- The property provides self contained industrial accomodation.
- Located on an established and popular industrial estate.
- Total Gross Internal Area circa 3,255 sq ft (302.4 sq m)
- Available immediately
- EPC Band: Pending

RENT - £280 PER WEEK EXCLUSIVE

LOCATION

The property is located within the outskirts of the village of Nantyglo approximately 3 miles north east of Ebbw Vale town centre within the County Borough of Blaenau Gwent.

The property is situated within Barleyfield Industrial Estate. Access can be gained via the A467 which provides access to the A465 Heads of the Valleys Road approximately 1 mile to the north.

Occupiers within the estate itself are primarily businesses relating to the vehicle industry with the majority being local occupiers and sole traders.

DESCRIPTION

The property comprises part of what was originally a large detached industrial facility. The building has since been subdivided to provide smaller self-contained industrial units of varying size.

The subject property comprises an industrial/ warehouse unit with a steel pitched steel truss roof offering open storage space with a level access roller shutter door.

Externally there is shared car parking and areas for loading / unloading.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Workshop / Storage area 3,255 sq ft (302.4 sq m)

Total Gross Internal Area 3,255 sq ft (302.4 sq m)

SERVICES

We understand that mains gas, electricity and water is available at the property.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£280 per week exclusive.

VAT

We understand that VAT is payable.

RENT DEPOSIT

Any prospective tenant's may be asked to provide a rent deposit subject to lease length and covenant strength.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £5,300

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £2,978.60

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



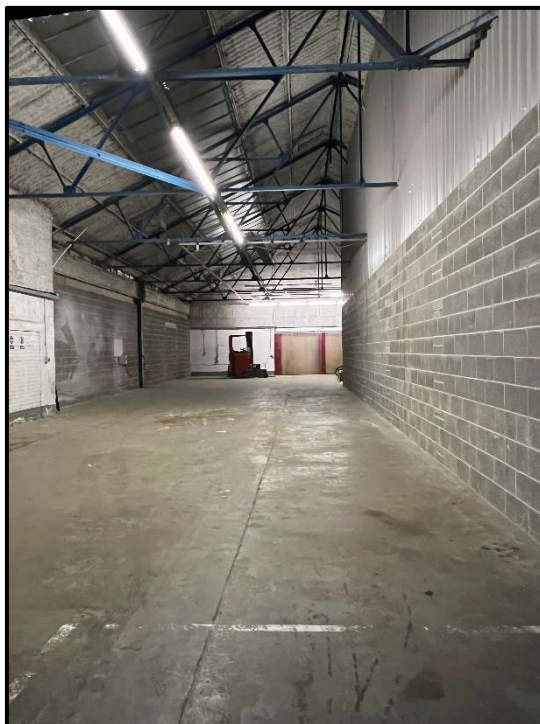
ESTABLISHED 1900

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Residential
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Commercial



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