



TO LET

**UNIT 17, BARLEYFIELD INDUSTRIAL ESTATE
BRYNMAWR
EBBW VALE
NP23 4LU**

- Modern light industrial/ warehouse unit, located on an established industrial estate.
- Total Gross Internal area circa 5,831 sq ft (541.79 sq m).
- Inclusive of offices / storage / staff facilities.
- Minimum eaves height of 6.1m.
- Available from October 2024.

RENT ON APPLICATION

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

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

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

Unit 17 is an end-terrace industrial unit, with ample parking provisions to the front. At the entrance to the site, there is an arm barrier providing added security.

DESCRIPTION

The property is a modern purpose built end-terrace light industrial / warehouse unit with offices and storage at first floor level in part, along with staff facilities.

The property benefits from three phase electricity, a minimum eaves height of 6.1 metres. The automatic roller shutter measures approx 3.8m x 4.5m.

ACCOMMODATION

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

Ground Floor Warehouse - 4,951 sq ft (460 sq m)
Ground Floor Office - 445 sq ft (41.37 sq m)
First Floor Office - 435 sq ft (40.42 sq m)

Total Gross Internal Area - 5,831 sq ft (541.79 sq m)

SERVICES

We understand that mains water, electricity and drainage are connected to 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 on new lease terms to be agreed.

RENT

Rent on application.

BUSINESS RATES

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

Rateable Value: £15,750
Uniform Business Rate 2024/25: 56.2
Gross Rates Payable: £8,851.50

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

VAT

We have been advised that the property is elected for VAT.

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

SUBJECT TO CONTRACT AND AVAILABILITY
JI/TI/2766/AUG24



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
Agricultural
Commercial



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