

Mileway

Ebbw Vale, NP23 5SD

EBBW VALE

Unit 30 Rassau Industrial Estate

Detached refurbished
industrial / warehouse unit
27,928 sq ft (2,594.6 sq m) on
1.73 acres (0.7 ha)
- Available To Let

Unit 30 Rassau Industrial Estate

-  Easy access to A465
Heads of the Valley Road
-  Located within an Enterprise Zone
-  Recently refurbished
-  Expansion potential
-  Two storey offices
-  Minimum eaves height 5 m
-  31 parking spaces

**Detached refurbished industrial / warehouse
unit of 27,928 sq ft (2,594.6 sq m)
on 1.73 acres (0.7 ha)**

CGI for reference purposes only.

Unit 30 is a detached two bay industrial / warehouse unit of steel frame construction. Elevations are part brick and plastic coated steel sheeting. The roof has similar sheeting incorporating translucent roof lights. There is a two storey office / amenity block to the front elevation.

Externally there is concrete yard space and a separate car parking area.

100% expansion potential (1 acre). Available by separate negotiation.

Enterprise Zone

The property is located within an Enterprise Zone Area;

<https://businesswales.gov.wales/enterprisezones/zones/ebbw-vale>

Specification Includes;



New LED lighting



Minimum eaves 5 m



Male and female WCs



1 No. level access door (3.5m x 4.3m)



Open plan offices



Breakout and kitchen area

Siteplan



Accommodation

	sq m (GIA)	sq ft (GIA)
Ground Floor Office / Toilets	131.45 sq m	1,415 sq ft
First Floor Office / Breakout	140.29 sq m	1,510 sq ft
Warehouse / Production Area	2174.02 sq m	23,401 sq ft
First Floor Mezzanine Area	148.83 sq m	1,602 sq ft
TOTAL	2,594.6 sq m	27,928 sq ft

Services

Mains services including three phase electricity, gas, water and drainage are available to the property. Interested parties are advised to make their own enquiries regarding connectivity, capacity and suitability.

Service Charge

There is no estate service charge.

Insurance

The landlord insures the property and recovers the annual premium from the tenant - the amount to be confirmed.

Rateable Value

Warehouse & Premises £66,000 (2017 List).

Rates payable 2022/23 £35,310. Please contact Blaenau Gwent County Borough Council for more details / confirmation.

EPC

The unit has an EPC Rating of C-74. A full certificate and recommendation report is available upon request.

VAT

VAT is to be charged on all payments.



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Terms

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rent

£125,680 per annum (Excl.) VAT payable in addition.

Viewing / Further Information



Anthony Jenkins
T +44 (0)29 2034 0033
M +44 (0)7768 233919
anthony@jenkinsbest.com

Craig Jones
T +44 (0)29 2034 0033
M +44 (0)7867 393494
craig@jenkinsbest.com

Henry Best
T +44 (0)29 2034 0033
M +44 (0)7738 960012
henry@jenkinsbest.com

Chris Yates
T +44 (0)29 2026 2272
M +44 (0)785 065 8050
chris.yates@cushwake.com

Robert Ladd
T +44 (0)29 2026 2254
M +44 7912 798717
rob.ladd@cushwake.com

Mileway

Ross Jenkins
M +44 7570949316
T +44 2921680817
Ross.Jenkins@mileway.com

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

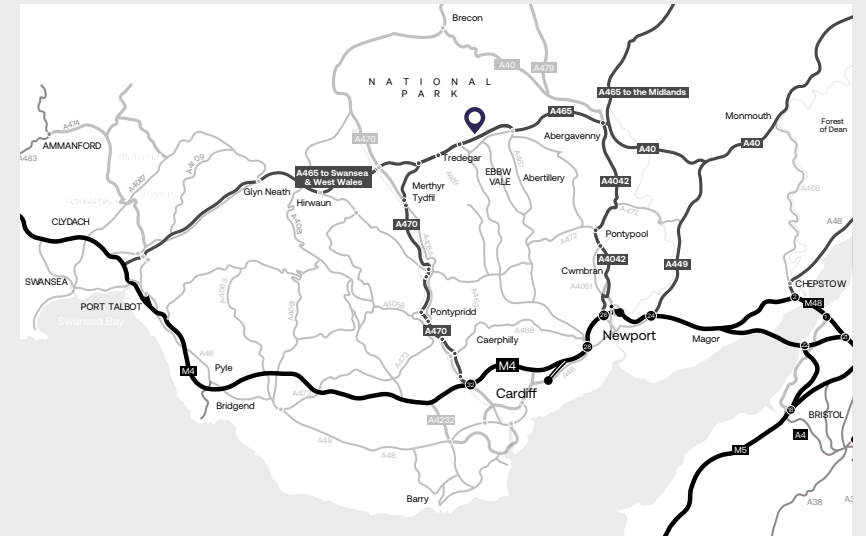
Location

Located on an established and strategically estate adjacent to the new dualled section of the A465 Heads of the Valleys Road in the heart of the South Wales Valleys. Ebbw Vale town centre is 1 mile south. The A465 provides excellent road access to the whole of South Wales. The A470 at Merthyr is 7 miles away and leads south to J.32 of the M4 and Cardiff (30 minutes travel time). To the east the M50-M5-M6 is 50 minutes away and provides access to the Midlands.

Rail links are being improved to create more integrated transport across South East Wales. This includes a modern train station in Ebbw Vale town centre. The electrification of the Great Western mainline from London to Cardiff will reduce rail journeys to just 100 minutes.

Bristol, Cardiff and Birmingham airports are all within easy reach.

Ebbw Vale has access to key Welsh ports, including Cardiff, Newport, Swansea and Port Talbot.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. June 2022