

Mileway

Sirhowy Hill Industrial Estate

Tredegar

Available to Let
Warehouse
1,471 - 4,426 sq ft (137 - 412 sq m)



Secure 24/7 access



Steel frame construction



Pedestrian entrance



Recently refurbished

Sirhowy Hill Industrial Estate

Sirhowy Hill Industrial Estate Tredegar NP22 4QZ



Description

The estate comprises 14 units of modern design built in the 1970s. The units are of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting.

The pitched roofs are clad in double skinned profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and pedestrian doors. The estate has recently undergone a refurbishment which includes re-coating to the external cladding.

Location

The estate is situated off Thomas Ellis Way which joins Beaufort Road and in turn the A4048 (Tredegar Bypass). The A4048 provides access to the A465 Heads of the Valley Road approximately 1 mile to the north and J28 of the M4 motorway approximately 20 miles to the south. The site is approximately ½ mile north east of Tredegar town centre.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

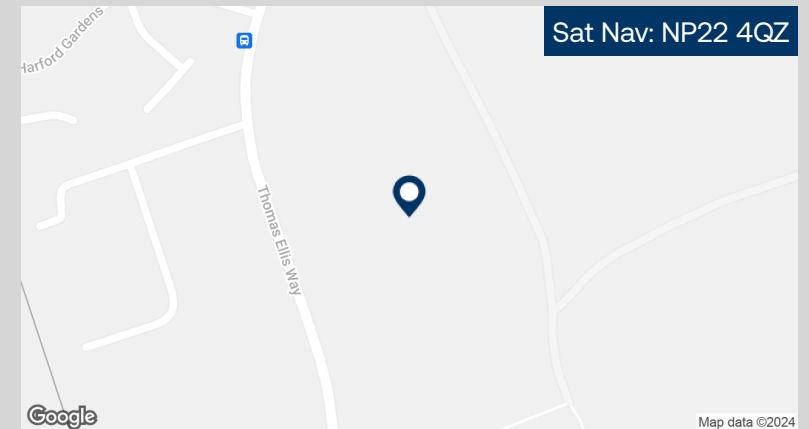
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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 7	Warehouse	1,471	137	Immediately	£710 PCM
Unit 9	Warehouse	1,475	137	Under offer	£710 PCM
Unit 10	Warehouse	1,480	138	Immediately	£710 PCM
Total		4,426	412		

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