

Mileway

Ebbw Vale, Blaenau Gwent, NP23 5SD

UNIT 35

Rassau Industrial Estate

Available to Let
Industrial / Warehouse Unit
20,500 sq ft (1,904 sq m)

Rassau Industrial Estate



Easy access to A465



Located within an Enterprise Zone



4.6 m to 7.65 m eaves height



2 level electric roller shutter doors



Unit to be refurbished

Available to Let Industrial / Warehouse Unit 20,500 sq ft (1,904 sq m)

Unit 35 is a semi-detached industrial / warehouse unit of steel frame construction and elevations of plastic-coated steel sheeting. The roof benefits from similar sheeting incorporating translucent roof lights. The unit also offers 4.6 m to 7.65 m eaves and 2 level electric roller shutter doors which are 3.5 m wide and 4 m high.

There is a two-storey office / amenity block to the front elevation. Externally, there is a yard space and separate car parking area. The unit is located within an Enterprise Zone Area. Unit to undergo refurbishment (specification available upon request).



Semi-Detached unit



Two-storey offices



Three-phase electricity



Low site cover with yard



Ample car parking



LED lighting to be installed

Site Plan



Accommodation

Unit	Area (sq ft)	Area (sq m)
Warehouse area	17,649	1,640
Office area	2,861	266
TOTAL Gross	20,500	1,905



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Terms

The premises are available to let on new Full Repairing and Insuring terms to be agreed.

Rent

£97,375 per annum (Exclusive) VAT payable in addition.

Legal Costs

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

Rateable Value

Warehouse & Premises £65,000 (2023 List). Rates payable £34,775. Please contact Blaenau Gwent County Borough Council for more details / confirmation.

EPC

To be re-assessed after the current tenant vacates - at present D-81

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.



By Road

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.



By Rail

Rail links are being improved to create more integrated transport across Southeast 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.



By Air

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.

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Viewing / Further Information

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