

**Mileway**

Available End of Q1 2025

Rhymney, South Wales, NP22 5RL

# Unit 4 Heads of the Valleys Industrial Estate

Sustainable New Build Unit to Let  
Detached industrial / warehouse unit  
26,000 sq ft (2,415 sq m)



# Heads of the Valleys Industrial Estate

Easy access to A465, A470, M4 and M5

BREEAM very good targeted accreditation

Targeted EPC A rating on completion

Self contained site

8 m eaves height

Secure gated yard



CGI for reference purposes only.

**Available End of Q1 2025 - Newly Built Sustainable Unit**  
**Detached Industrial / Warehouse**  
**26,000 sq ft (2,415 sq m)**

Unit 4 is to be a newly constructed industrial / warehouse unit at Heads of the Valleys Industrial Estate. This high quality unit will offer clear open warehousing and manufacturing space with open plan office accommodation to first floor. The property will also benefit from staff welfare & changing facilities on ground floor level.

Externally, the property will benefit from a secure gated yard with parking and landscaped outdoor amenity space.

Works will be completed by the end of Q1 2025.



50kn/m<sup>2</sup> floor loading



LED lighting



Landscaped outdoor amenity space



EV charging points



300 kVa power supply



4 level access doors

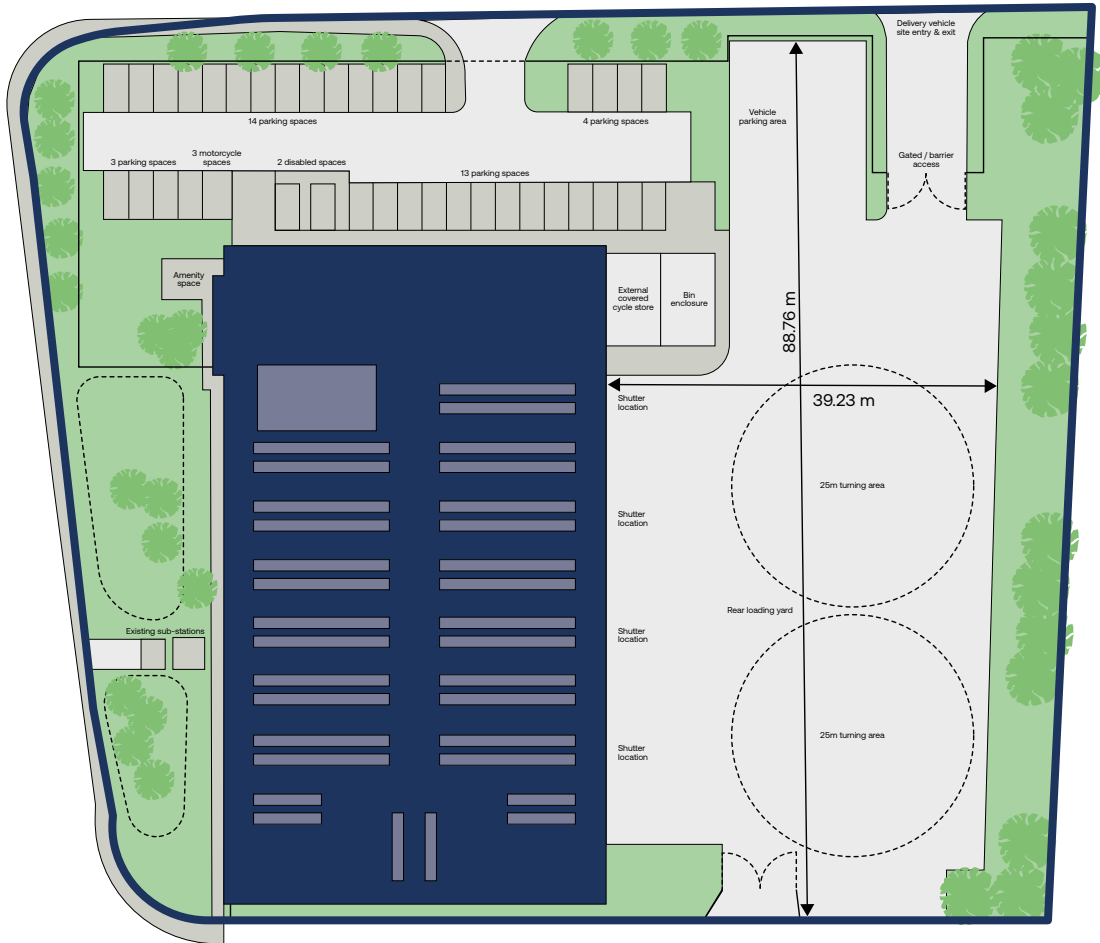


Open plan 2 storey offices



PV solar panel roof

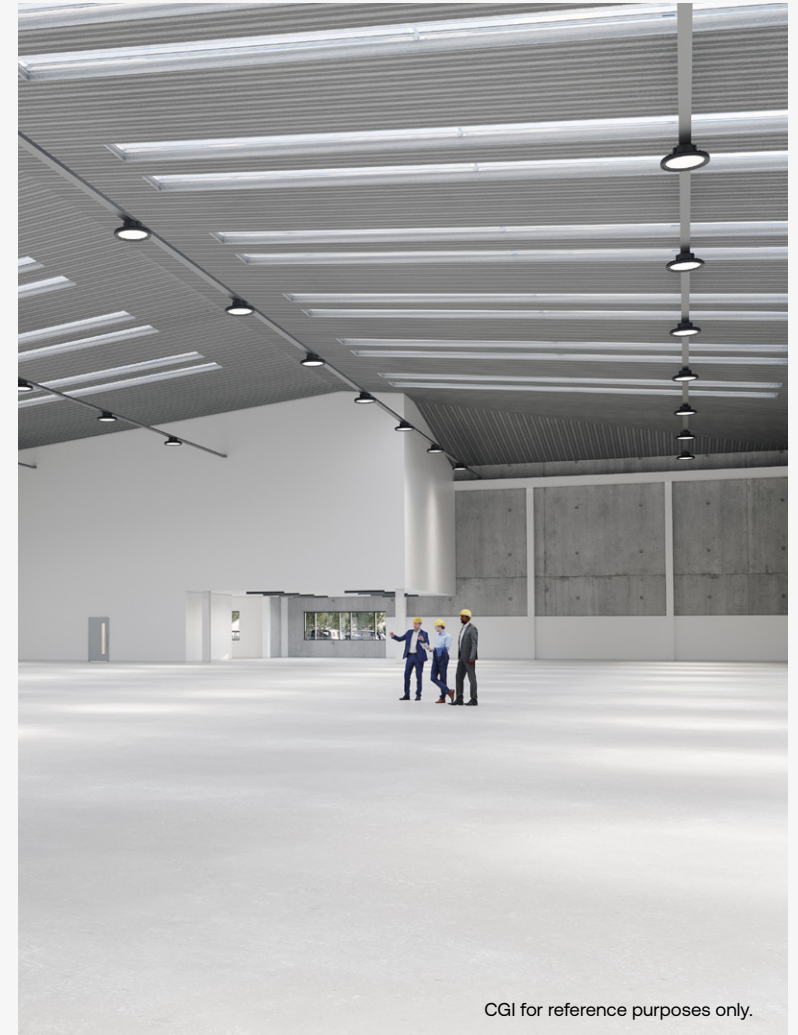
## Site Plan



## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Unit 4	26,000 sq ft	2,415 sq m
<b>TOTAL</b>	<b>26,000 sq ft</b>	<b>2,415 sq m</b>

Gross internal area targeted to be 26,000 sq ft.  
To be measured / confirmed on completion.



CGI for reference purposes only.

## Travel Distances

### Sat Nav: NP22 5RL

#### CITIES

Cardiff	25 miles
Newport	23.5 miles
Swansea	37 miles
Port Talbot	35 miles

#### PORTS

Barry	36 miles
Cardiff	38 miles
Newport	25 miles
Swansea	35 miles
Port Talbot	37 miles

#### TRAIN STATIONS

Rhymney	1.3 miles
Cardiff	35 miles

#### AIRPORTS

Cardiff Airport	38 miles
Bristol Airport	67 miles
Birmingham Airport	111 miles

#### MOTORWAYS

A465 Heads of the Valley Road	1 mile
A470	6 miles
A40	15.5 miles
M4	37.5 miles
M5	55.5 miles





# Heads of the Valleys Industrial Estate

## EPC

EPC rating A upon completion of the development.

## Terms

Unit 4 is available by way of a new Full Repairing and Insuring Lease - for a term of years to be agreed.

## Rent

Rent upon application. (Exclusive) VAT payable in addition.

## Viewing / Further Information



Robert Ladd  
M +44 7912 798717  
rob.ladd@cushwake.com

## Mileway

Scott Jones  
T 0292 168 0815  
WalesandSouthWest@mileway.com

## VAT

VAT is to be charged on all payments.

## Legal Costs

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

## Rateable Value

To be assessed on completion of the development.



Anthony Jenkins  
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henry@jenkinsbest.com

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## 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.

## Location

Heads of the Valleys Industrial Estate is an established and strategically located estate 1 mile south of the A465 Heads of the Valleys Road, which provides direct access to the M4 and M5 motorways.



## By Road

The A465 provides excellent road access to the whole of South Wales. The A470 at Merthyr is 6 miles away and leads south to J32 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.



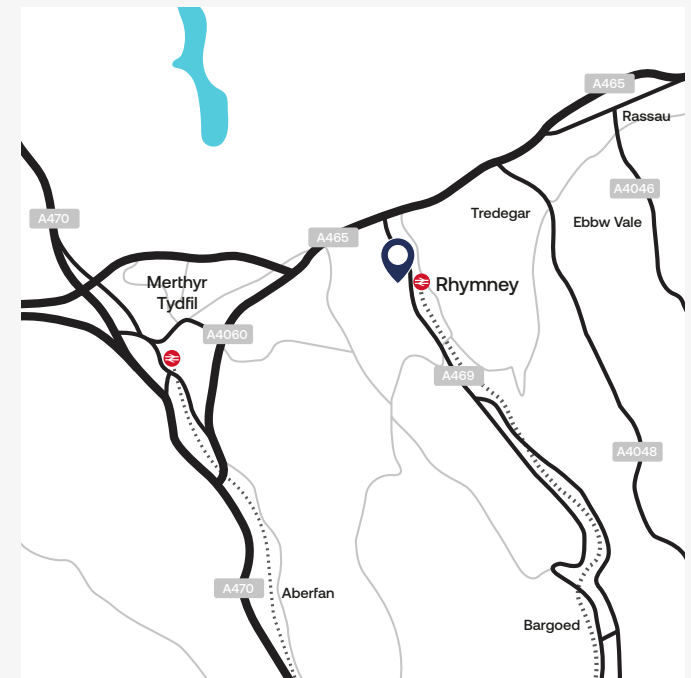
## By Air

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



## By Port

Key Welsh ports including Cardiff, Newport, Swansea and Port Talbot are all within a 38 mile radius.



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. February 2024.