

TO LET

Undergoing refurbishment

Cwmtillery Industrial Estate
Cwmtillery
Abertillery
NP13 1LZ

- 5,000 sq ft to 116,500 sq ft
- Production / Warehouse unit



Location

The property is located on Cwmtillery Industrial Estate a well-established industrial estate in the County Borough of Blaenau Gwent, which is approximately 2 miles to the northeast of Abertillery town centre.

The property is within close proximity to the A467 which provides access to the Heads of the Valleys Road (A465) approximately 5 miles to the north, and Junction 28 of the M4 approximately 16 miles to the south.

Description

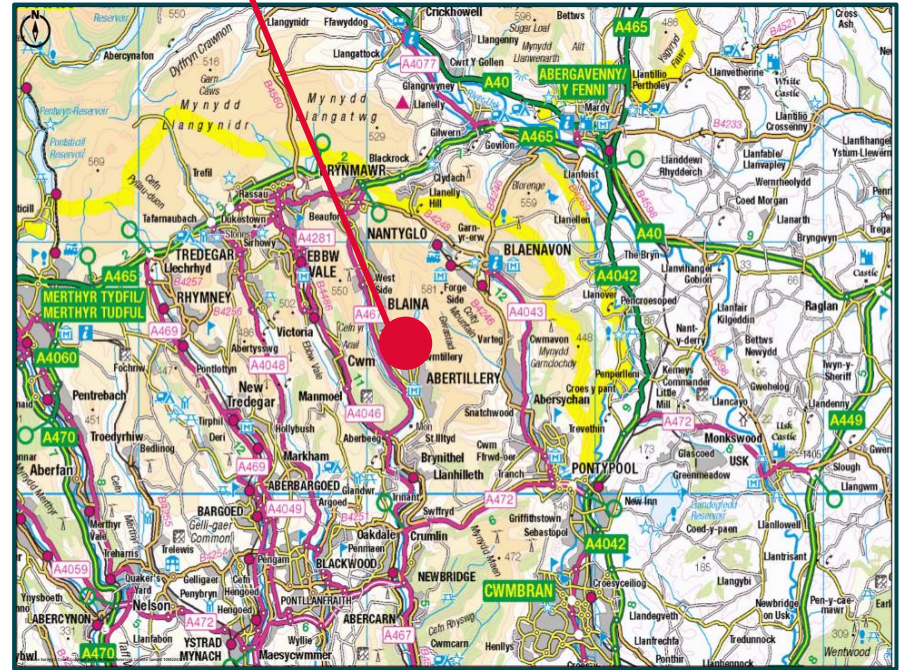
This production / warehouse unit has been extended over the years.

The construction is mainly steel portal frame with elevations and pitched roof of profile steel cladding. Heights range from 4m to 7m. There are a number of level access doors to the side elevations that open out into designated service yards.

Internally, two storey office accommodation is located to the front elevation and offers a mix of open plan and cellular space. Welfare facilities include a canteen.

Externally, there is a separate car park and security gate house all set within a securely fenced site.

Cwmtillery Industrial Estate



Accommodation

The property has a Gross Internal Area of 116,520 sq ft (10,825 sq m).

The configuration of the site is such the landlord is able to sub divide to create smaller units from 5,000 sq ft upwards.

The total site area is circa 8 acres though 1.3 acres of this is protected woodland to the south.

Rent

Rent available on application.

Tenure

New lease available of Full Repairing and Insuring terms.

EPC

Energy Performance Certificate Asset Rating 'B' (33). A copy of the certificate is available upon request.

Rateable Value

To be assessed once subdivided and refurbished.

Service Charge

There will be a service charge for the maintenance and upkeep of the common part of the estate.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.



[Video Tour](#)

[Property Website](#)

Contact

For further information, or to arrange a viewing, please contact Knight Frank agents:

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Particulars dated August 2026. Photographs dated July 2026.

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