

TO LET/MAY SELL PROMINENT DEVELOPMENT SITE

029 2037 8921

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28 Park Place, Cardiff CF10 3BA



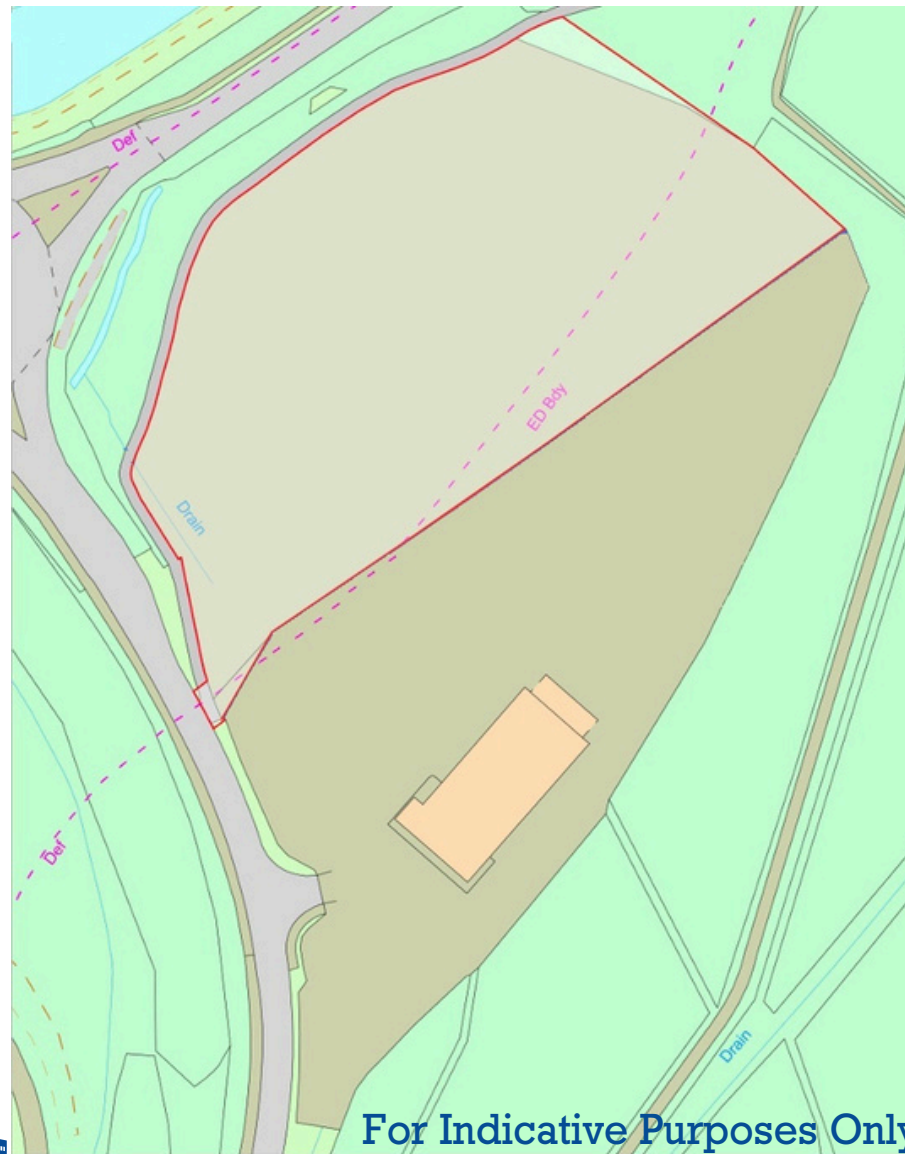
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Morgan**



For Indicative Purposes Only

- 1 United Europe Logistics
- 2 Amazon
- 3 Acorn UPK
- 4 G-TEKT Europe
- 5 Purflux
- 6 David Spear

Crown Business Park, Tredegar NP22 4EF





Location

Tredegar is situated just south of the A465 Heads of the Valleys Road in Blaenau Gwent. The town has an approximate population of 15,100 (2011 Census) and is a well established industrial location, with a number of large industrial estates. The proposed south Wales Metro system will include a station at Tredegar.

The property is located on Crown Business Park, located immediately south of the A465 Heads of the Valleys Road. Following the upgrading of this road, it now provides excellent access to Merthyr and the A470 to the east. To the west access is provided to Abergavenny, the A40 and the Midlands (via the M50 motorway).

Crown Business Park is home to a range of industrial, logistic and trade counter style operators including David Spear Commercial, Amazon, G-TEKT, Purflux, Fleetwheel and many others.

Description

The proposed development site has a self-contained double gated access onto the main estate road into Crown Business Park, and is secured by palisade fencing.

The site has the potential for a variety of uses such as trade park, retail warehouse, self-storage, industrial or last mile logistics – subject to planning.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

3.55 acre (1.44 hectares).

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

Tenure

The site is available to let on a full repairing or insuring basis. Alternatively, the freehold may be available.

Quoting Terms

On application

Energy Performance Certificate

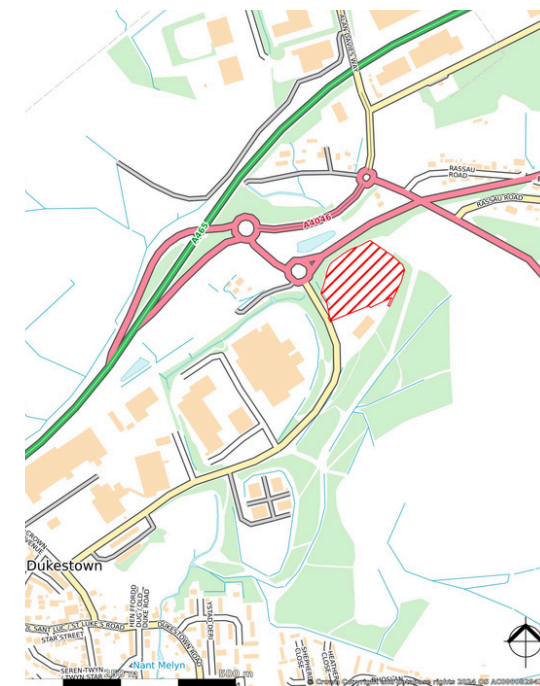
N/A

VAT

All figures quoted are exclusive of V.A.T. where applicable.

Costs

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



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

CONTACT

Matthew Jones

029 2034 7054

07968 769325

[/MatthewJones](https://www.linkedin.com/company/fletchermorgan)

matthew.jones@fletchermorgan.co.uk

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11/09/2025