

# TO LET

029 2037 8921 

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28 Park Place, Cardiff CF10 3BA 

LIGHT INDUSTRIAL / TRADE COUNTER UNIT ON ESTABLISHED INDUSTRIAL ESTATE

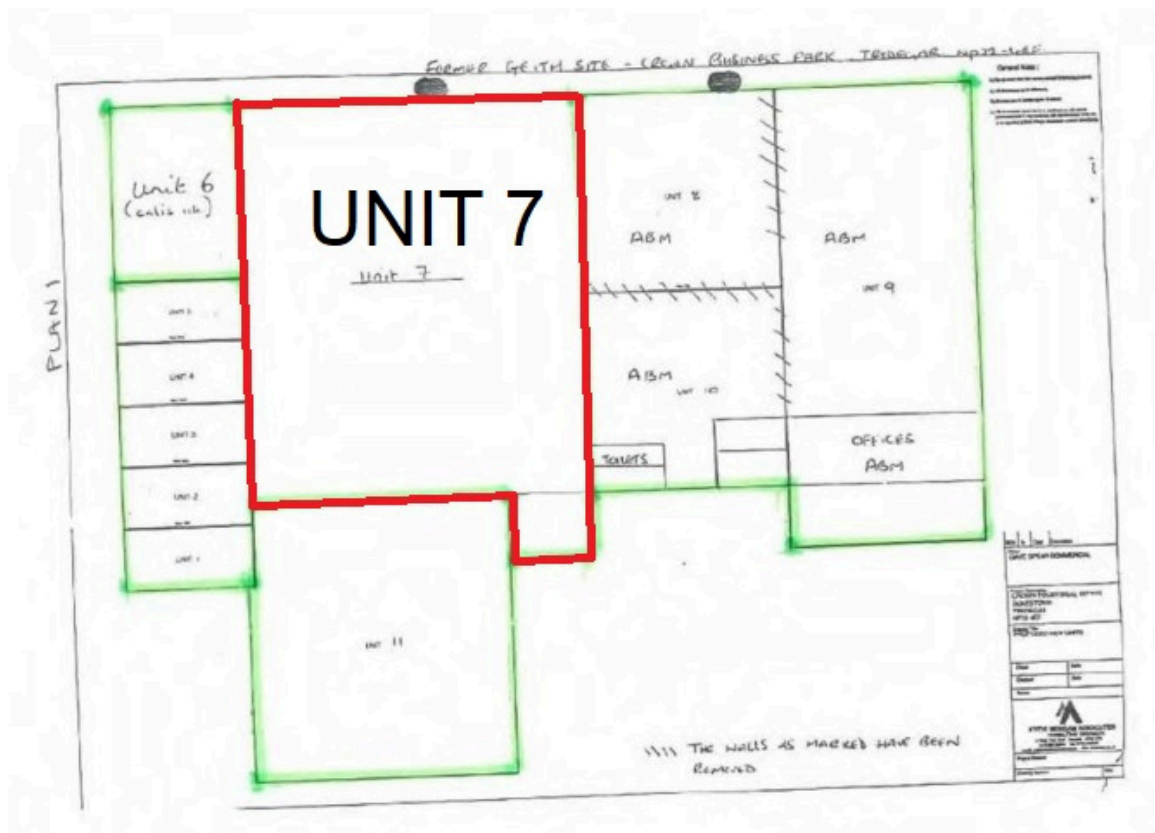


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Unit 7, Geith Industrial Estate, Tredegar NP22 4EF







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## 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 Geith Industrial Estate, within Crown Business Park, located immediately south of the A465 Heads of the Valleys Road.

Crown Business Park is home to a range of industrial and trade counter style operators including David Spear Commercial, HW Martin, Fleetwheel and many others.

## Description

The end terraced portal framed warehouse benefits from dual access, with loading at one end and a trade counter entrance at another with designated parking.

Internally the unit benefits from office accommodation with kitchen/toilet and a large open plan warehouse with a 5 tonne gantry crane.

The unit has minimum eaves height of 6.47m, meaning it could be suitable for uses outside of traditional industrial. Such as Padel, Gym or Play Centre – subject to planning change of use.

## Accommodation

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

**Unit 7 = 8,996 sq.ft. | 835.75 sq.m.**

## Rates

The current Rateable Value of the property for the period 2025/26 is based on UBR multiplier of £0.568p. The Rates Payable for 2025/26 are as follows:

Rateable Value = £23,250

Rates Payable = £13,206

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

## Tenure

The property is available on a new full repairing and insuring lease.

## Rent

**£53,796 plus V.A.T. per annum**

## Costs

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

## Energy Performance Certificate

D81

## VAT

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



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

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01/12/2025

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