

TO LET

2,650 SQ. FT. SEMI-DETACHED WAREHOUSE UNIT WITH PARKING

029 2037 8921

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28 Park Place, Cardiff CF10 3BA



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Units 12-13 Former Geith Works, Crown Business Park, 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 14,741 (2021 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 and trade counter style operators including David Spear Commercial, Spartan Motor Factors, Fleetwheel and many others.

Description

The semi-detached warehouse unit is of portal frame construction and benefits from:

- Two roller shutter access doors
- Warehouse lighting
- Kitchenette
- WC facilities

Externally there is a large shared forecourt, with designated parking for 5 cars.

Accommodation

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

Ground Floor = 2,650 sq.ft. | 246 sq.m.

Rates

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

Tenure

The subject property is available on a Full Repairing and Insuring lease.

Rent

£20,000 per annum plus V.A.T.

Energy Performance Certificate

C64

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.

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