

TO LET

MODERN WAREHOUSE UNITS FROM 1,300 SQFT

029 2037 8921

fletchermorgan.co.uk

28 Park Place, Cardiff CF10 3BA

The logo for Fletcher Morgan, featuring a red vertical bar to the left of the company name. The name is split into two lines: "Fletcher" on top and "Morgan" on the bottom, both in white sans-serif font on a blue background.

**Fletcher
Morgan**

Unit 1-5

Unit 12/13

Unit 14

Geith Works, 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 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 estate consist of two terraces of warehouses that benefit from:

- Roller shutter access doors
- Warehouse lighting
- Kitchenette
- WC facilities

Externally there is a large shared forecourt, with designated parking for each unit.

Accommodation

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

Unit 1 - 5	= 2,720 sq.ft.	253 sq.m.
Unit 12/13	= 2,650 sq.ft.	246 sq.m.
Unit 14	= 1,325 sq.ft.	123 sq.m.
Total	= 6,695 sq.ft.	 622 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

Unit 1 - 5	£20,000 pa plus VAT
Unit 12/13	£18,000 pa plus VAT
Unit 14	£12,000 pa plus VAT

Energy Performance Certificate

1-5 E108 | 12/13 C64 | 14 C60

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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