

**TO LET – Self-Contained Yard, Rassau  
Industrial Estate, Ebbw Vale, NP23 5SD**  
Approximately 0.51 acres (0.21 hectares)



- Self-Contained Yard
- Excellent links to A465
- Leasehold Only
- Established Industrial Location
- Surfaced and Fenced
- Available as a Whole

## Self-Contained Yard, Rassau Industrial Estate, Ebbw Vale, NP23 5SD

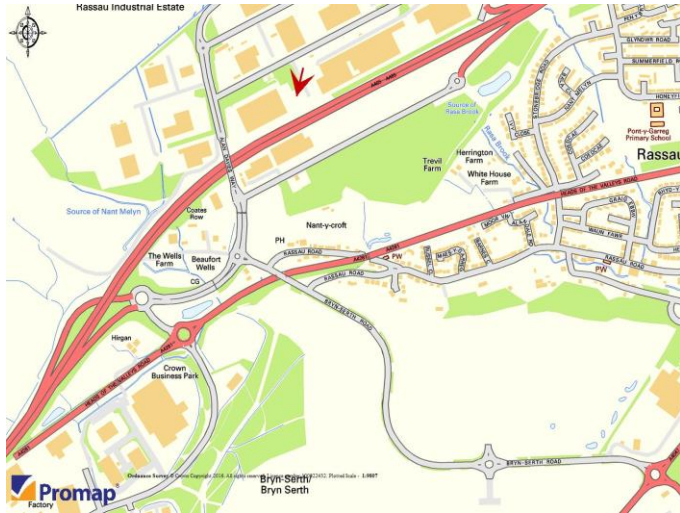


Image for identification purposes only.

### Location

Rassau is located at the northern edge of the county of Blaenau Gwent and the site falls within the Welsh Government's Ebbw Vale Enterprise Zone.

The available yard area forms part of Rassau Industrial Estate, which is an established business and distribution location, conveniently located just off the A465 Heads of the Valleys road. The A465 provides easy access to Junction 32 of the M4 motorway via the A470, which lies approximately 16 miles to the south west.

Merthyr Tydfil is situated approximately 9 miles to the West, and Ebbw Vale town centre lies approximately 3 miles to the South.

Occupiers on the estate include Zorba Foods, Hitachi, Yuasa Batteries and Sears Manufacturing.

### Description

The site comprises a level, surfaced yard area of regular shape. The yard is self-contained and secured by chain link fencing with access provided via a gated entrance at the northern end of the site.

### Site Area

The site offers an approximate area of 0.51 acres (0.21 hectares).

### Planning

We are not aware of any detailed planning consent, however, this area is zoned for employment use and we anticipate that any use within classes B1, B2 & B8 will be acceptable, although interested parties should make their own enquiries with the local authority.

### Terms

The property is available on a new Full Repairing and Insuring Lease for a term to be agreed. Full terms are available on application.

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

VAT will be chargeable

### Rent

Upon application.

### Viewings

Strictly by appointment with the sole agents:

#### Heather Lawrence

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