

TECH VALLEYS HOUSE



To Let

TOTAL UNIT SIZE

17,118 Sq.m

184,254 Sq.ft

Rassau Industrial
Estate, Ebbw Vale,
NP23 5SD

REFURBISHED INDUSTRIAL / MANUFACTURING UNIT

- High Quality refurbished industrial / manufacturing unit
- Prominent location fronting the Heads of the Valley Road
- Statement glazed headquarter offices and entrance
- Strategically located on the Heads of the Valleys Road
- 24 hour access, 365 days of the year
- 7.5m clear internal height



LOCATION

The property is strategically located on Rassau Industrial Estate adjacent to the A465 (Heads of the Valleys Road) in the heart of the South Wales Valleys.

The A465 has under-gone significant improvement works to create 40 km of high-quality dual carriageway between Abergavenny and Hirwaun, enhancing the connections to Swansea and the West Midlands and improving both travel time, reliability and resilience. The route to the east of Ebbw Vale is complete. The final two stages, to the west, will be completed in summer 2025.

The unit is located under half a mile from the nearest junction to the A456 which connects the site with Ebbw Vale approximately 3 miles to the South of the estate and Merthyr 6 miles to the West where the A470 dual carriage way provides access South to J32 of the M4 Motorway.

The unit is well located so that an occupier can benefit and build relationships with Coleg Gwent and their new High Value Engineering Centre (HiVE) which is due to welcome its first pupils in Autumn 2024.

Accommodation

	Sqm (GIA)	Sq.ft (GIA)
Main Warehouse & Ramp	12,168	130,972
Warehouse Wing	3,376	36,340
Ground and First Floor Offices	1,574	16,942
TOTAL	17,118 Sqm	184,254 Sq.ft



[Click here](#) to see drone footage of the units location

Travel Times



Cardiff	45m	54m
Swansea	1h	1h 52m
Bristol	1h 10m	1h 15m
Birmingham	2h	2h 40m
London	3h 15m	2h 34m





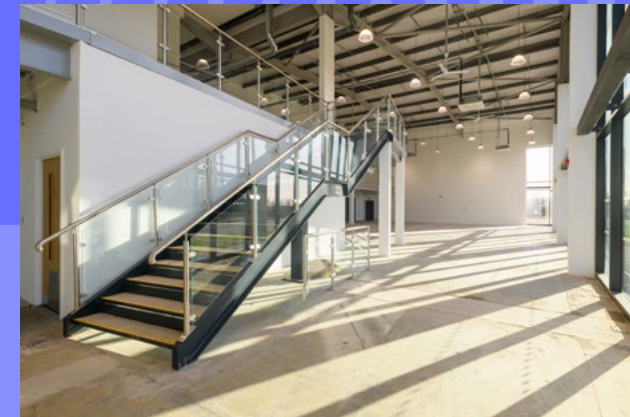
DESCRIPTION

The unit has been comprehensively refurbished throughout and includes the introduction of a new high quality glazed offices/showroom space to the front of the unit providing an excellent headquarter appearance to the property.

The main unit is of portal frame construction with elevations of blockwork at the lower levels with metal profile cladding to the elevations. The roof incorporates translucent panels providing excellent natural light to the warehouse floor.

The unit benefits from a main warehouse and ramped access to a secondary warehouse, 2 storey offices with welfare facilities and secure yard.

Externally the property has substantial space for parking, loading and vehicle circulation space.



DEMOGRAPHIC STATS

Population

Ebbw Vale: 18,558
Blaenau Gwent: 70,020
10-year Growth Forecast: -2.7%
Wales: 3.17 million
10-year Growth Forecast: -1.0%



Unemployment

Blaenau Gwent: 6.1%
Wales: 5.2%
UK: 5.4%



Skilled Workforce (NVQ2+)

Blaenau Gwent: 68.2%
Wales: 76.5%
UK: 78.2%



Average Weekly Earnings

Blaenau Gwent: £481
Cardiff Region: £535
UK: £577

UNIT SPECIFICATION

The thoroughly refurbished unit provides excellent space suitable for a range of uses including manufacturing.

The building provides attractive glazed open plan office accommodation across ground and first floor at the front of the building.

Externally there is a substantial yard space and parking provision suitable for the installation of sustainable amenities such as Electric Vehicle (EV) charging points.



WAREHOUSE	OFFICE	EXTERNAL
- 7.5m clear internal height (main warehouse) - Floor slab - minimum designed Imposed Load of 15kN/m² - 10 level loading access doors - 3 phase power - 500 KVA available - Water provision - 50mm Mains - Gas provision - 80mm PNI6 Annual 2,500,00kWh - Rear canopy	- 2 storey offices (including showroom & shower/ changing) - Double height showroom area with potential for mezzanine - Raised access floors on first floor accommodation - HVAC system - 410kg capacity platform lift to first floor - 10 staff toilets	- Secure yard - 24 hour access although shared - Security lighting – office car park / service yard - 119 dedicated car parking spaces - Potential for the installation of Electric Vehicle (EV) charging points





VIEWING AND FURTHER INFORMATION

To arrange a viewing or for more information please contact sole agents:

Ben Bolton

029 20 346 376

ben.bolton@coark.com

SERVICES

All main services including 3 phase electricity and gas are connected to the building.

QUOTING RENT

£4.50 per sq.ft per annum plus VAT

TERMS

A new lease is available on a full repairing and insuring basis.

PROPERTY INFORMATION PACK

An information pack with layout plans of the building can be provided upon request.

VAT

Any price quoted is exclusive of VAT.

WIND TURBINE

The wind turbine is owned by a third party who maintain and have access provisions for this area of the site.

More information available on request.



Misrepresentation Act:

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