



Newly created business park offering a range of units set within a landscaped environment

Units from 943 sq ft (87.6 sq m)
to 8,478 sq ft (787.6 sq m)

LOCATION

Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways.

The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn. The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The stop provides access to Cardiff Central Station at an approx. journey time of 50 minutes.

DESCRIPTION

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained site. The units are finished to the following specification:

✓	Three phase power
✓	Minimum eaves height of 3.5 m
✓	Level access door
✓	Separate pedestrian access
✓	Kitchen and WC facilities
✓	LED lighting
✓	Allocated car parking



Plans are for identification purposes only. Not drawn to scale.

ACCOMMODATION

Units from 943 sq ft (87.6 sq m) to 8,478 sq ft (787.6 sq m) available.

Units available, individually or combined, please refer to Availability Schedule for latest offering.

Unit No.	Size sq m	Size sq ft	Unit No.	Size sq m	Size sq ft
1	115.6	1,244	13	642.7	6,918
2	87.6	943	14	482.1	5,189
3	198.0	2,131	15	177.0	1,905
4	281.4	3,029	16	170.5	1,835
5	282.3	3,039	17	187.5	2,018
6	279.8	3,012	18	706.2	7,601
7	279.8	3,012	19	426.4	4,590
8	279.8	3,012	20	284.2	3,059
9	283.7	3,054	21	181.6	1,955
10	787.6	8,478	22	283.0	3,046
11	226.2	2,435	23	178.0	1,916
12	740.7	7,973	24	282.5	3,041

SITE PLAN

Plans are for identification purposes only. 1:1000.



TERMS

The units are available on new Full Repairing and Insuring lease.

RENT

On application.

SERVICES

Units will benefit from three phase electricity, water and drainage.

USE

B1, B8 & also suitable for A2, A3, A3 D1 and D2 uses.

ESTATE SERVICE CHARGE

There will be an estate service to cover the costs incurred in maintaining the common areas of the estate. Further information is available on request.

GRANT ASSISTANCE

Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria.

Further information can be found at

<https://www.blaenaugwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

BUILDING INSURANCE

Building insurance premium to be confirmed.

EPC

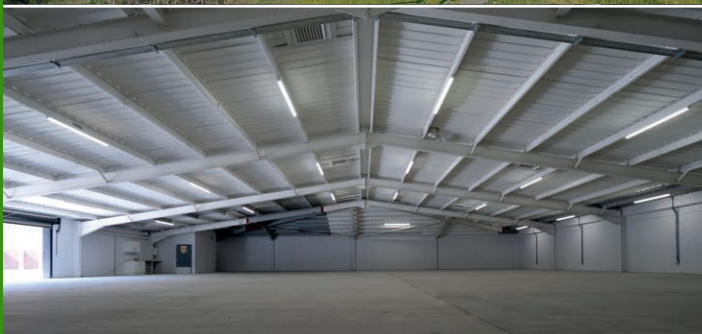
Available upon request.

RATEABLE VALUE

To be assessed upon completion.

VAT

VAT is applicable on all costs.



CONTACT

For further information, or to arrange a viewing, please contact the agents.



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