

**TO LET**

Unit 17, Festival Park,  
Ebbw Vale, **NP23 8FP**

## Unit 17 To Let - Newly created Business Park within a landscaped environment

- Recently fully refurbished
- Gated estate with CCTV cameras
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Estate located within a landscaped environment
- Electric roller shutter doors
- LED lighting, kitchen and WC facilities
- Forecourt loading and dedicated parking
- Three phase power



### Size

2,018 sq ft (187.48 sq m)

### Rent

£14,747 per annum

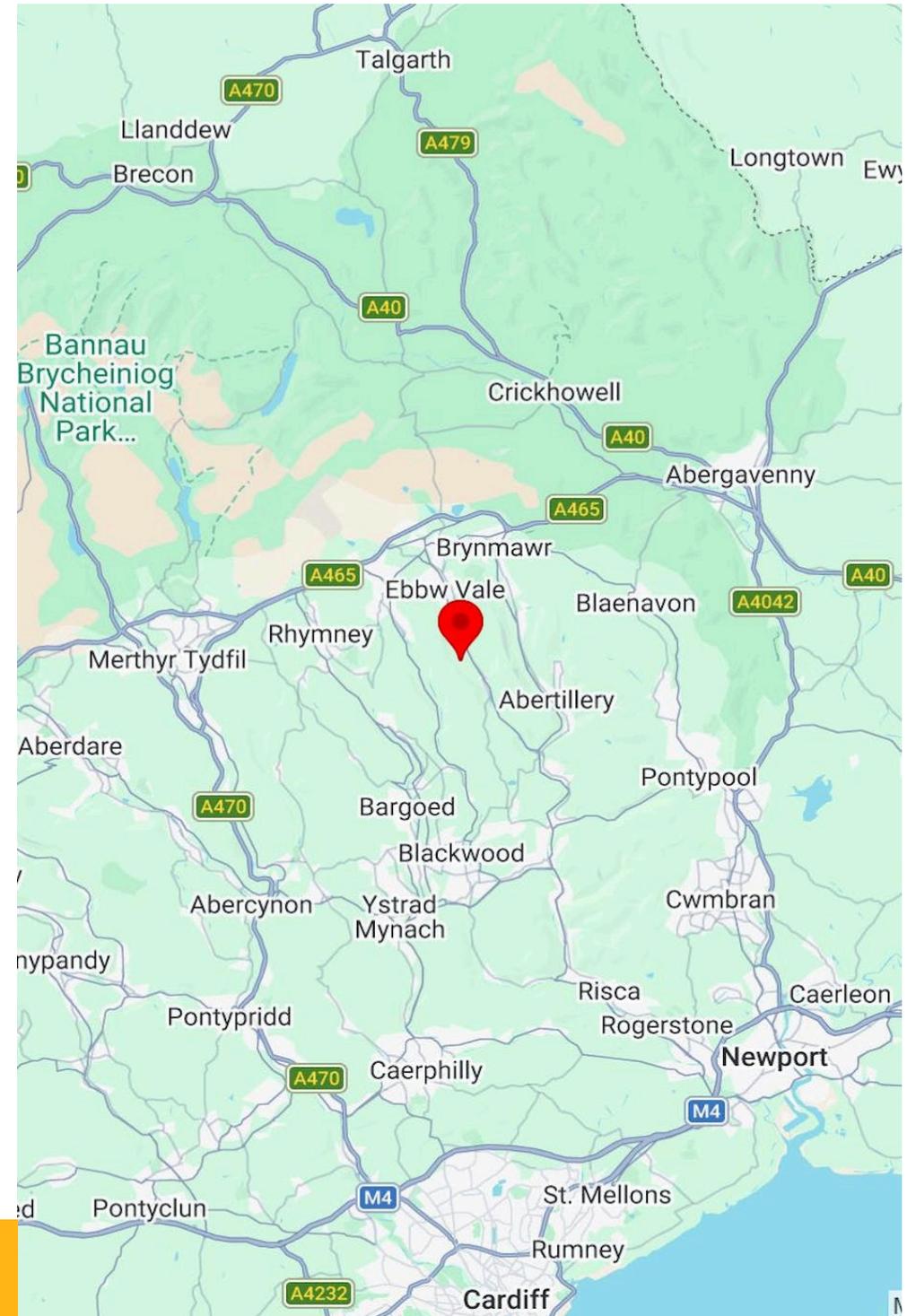
# Location

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



## Description

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained secure site.

- Three phase power
- Minimum eaves height of 3.5 m
- Electric level access loading door
- Separate pedestrian access
- Kitchen and WC facilities
- LED lighting
- Allocated car parking
- CCTV

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
17	2,018	187
<b>TOTAL</b>	<b>2,018</b>	<b>187</b>

## Specification



EPC: C (57)



Kitchen



Lighting Type: LED



Recently refurbished



On-site security



Car Parking



Loading Doors  
(Surface level): 1



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## Viewings

Please contact Jenkins Best or our joint agents Knight Frank

## Terms

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

## Grant Assistance

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

## Estate Brochure

<https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/89790dfa519e1ff60359670fedd12c8a-39114-festival-park-brochure-kf-and-jb-220725.pdf>

## Rent

£14,747 per annum

## Lease Terms

New Lease For a term of years to be agreed

## Business rates

Rateable Value: £12,000  
Rates Payable: £6,816 per annum Estimated RV provided for indication purposes -TBC

## Service charge

£1,797.28 per annum Budget figure year ending 2025

## Insurance

£425 per annum Approximate Insurance Premium TBC for Year Ending 2026

## Legal Costs

Each party to bear their own costs

## EPC

C (57)

## VAT

Applicable

## Availability

Available Immediately

## Contact

**Craig Jones**  
07867 393494  
craig@jenkinsbest.com

**Tom Rees**  
07557 161491  
tom@jenkinsbest.com

**Amelia Nicholas**  
07703 975 677  
amelia@jenkinsbest.com

**Henry Best**  
07738 960012  
henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,  
Cardiff, CF15 8LW, UK

029 2034 0033  
jenkinsbest.com

**Jenkins  
Best**  
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.