

MODERN REFURBISHED UNIT



Unit 3, Festival Park, Ebbw Vale, NP23 8FP

Refurbished starter unit situated within a newly created Business Park

Summary

Tenure	To Let
Available Size	2,131 sq ft / 197.98 sq m
Rent	£14,051 per annum
Service Charge	£839.86 per annum Budget figure year ending 2025
Rates Payable	£7,100 per annum Estimated RV provided for indication purposes -TBC
Rateable Value	£12,500
EPC Rating	C (56)

Key Points

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

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Insurance Premium TBC for Year Ending 2025
EPC Rating	C (56)

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.

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

Accommodation

Name	sq ft	sq m	Availability
Unit - Unit 3	2,131	197.98	Available
Total	2,131	197.98	

Specification

- 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

Viewings

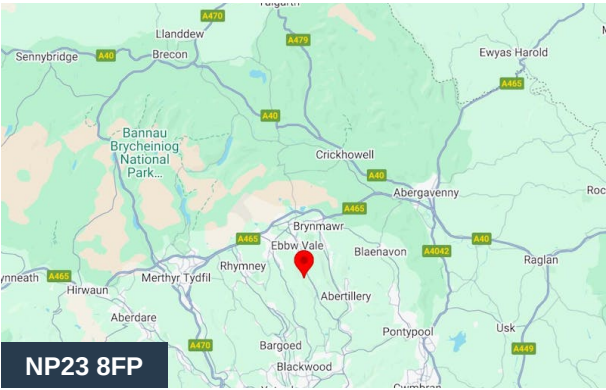
Please contact Jenkins Best or our joint agents Knight Frank

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



Viewing & Further Information



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meeting certain criteria.

Further information can be found at

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

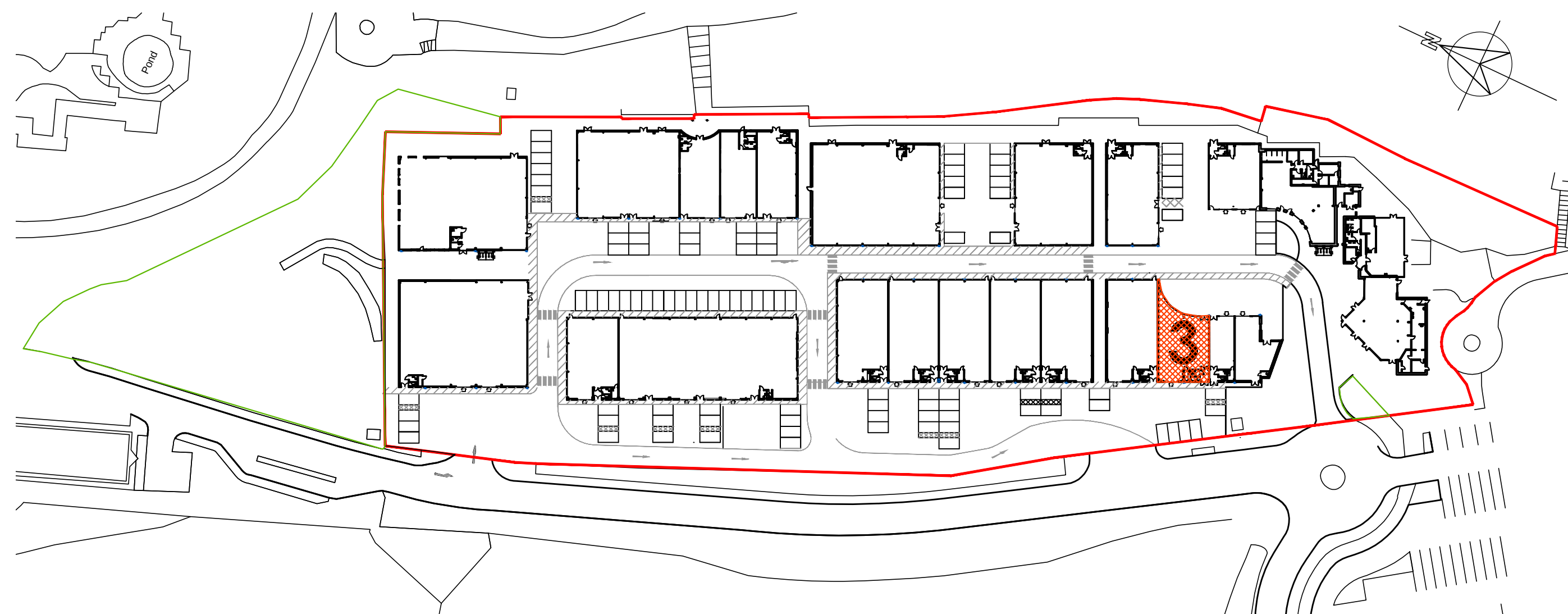
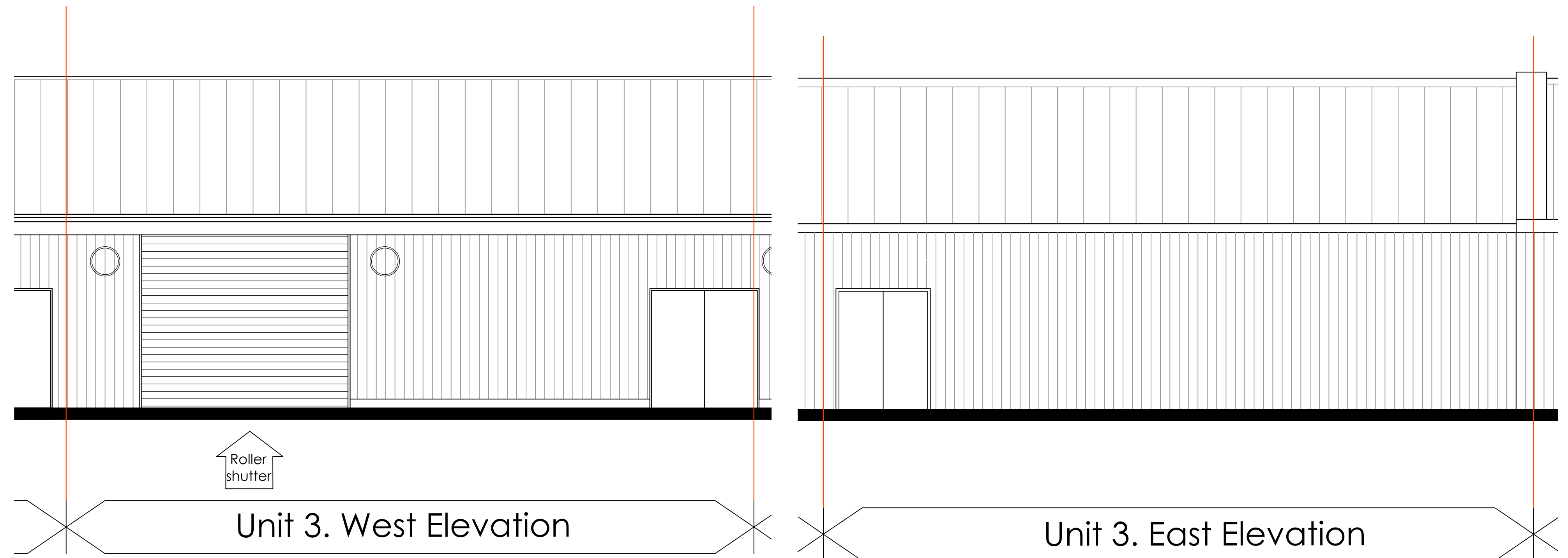
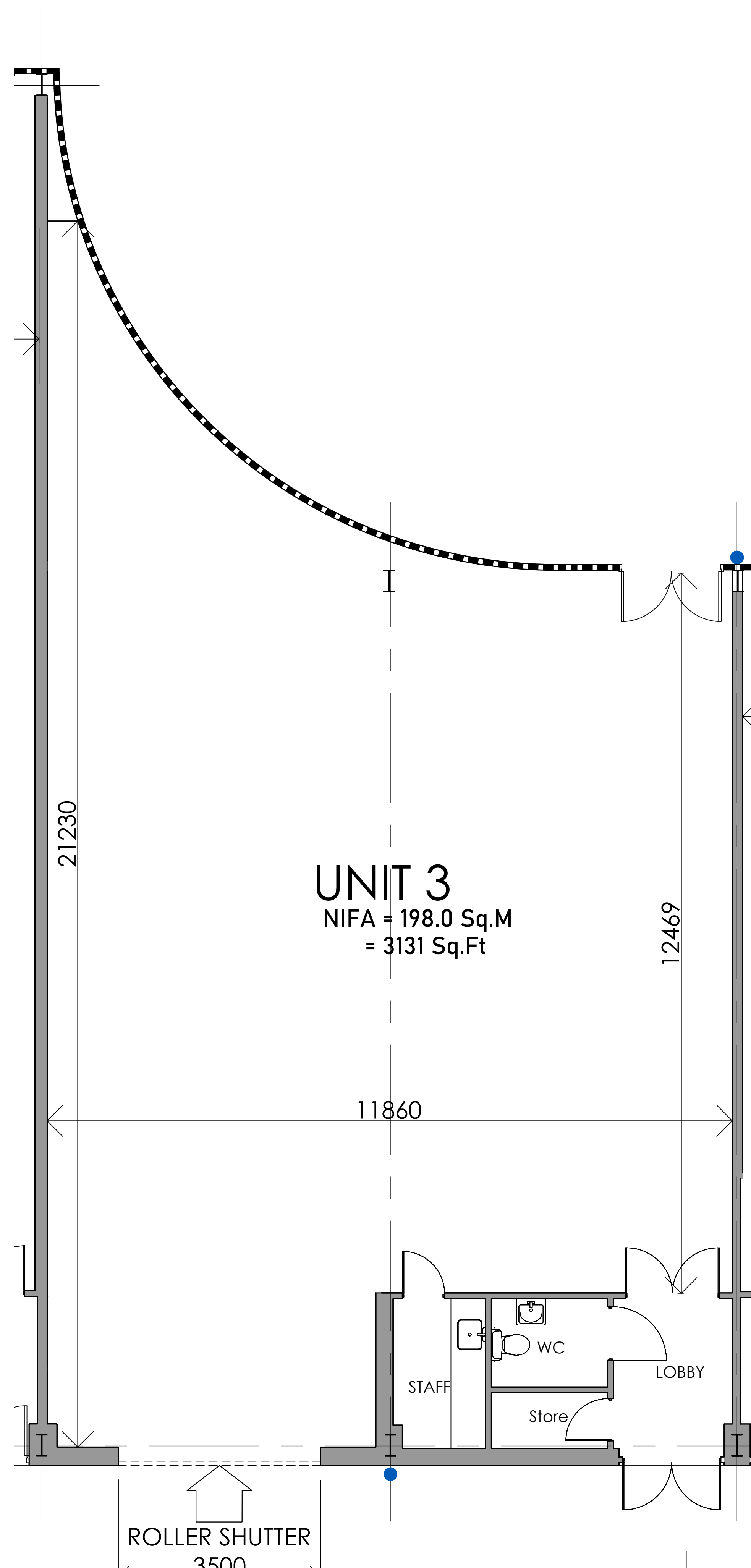
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Estate Brochure

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SITE PLAN 1:1000

UNIT:
UNIT 3
NET INTERNAL FLOOR AREA = 198.0 Sq.M
= 3131 Sq.Ft

 **Creation Design**
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PROPOSED REDEVELOPMENT
FORMER FESTIVAL PARK SITE
QUEEN STREET
VICTORIA, EBBW VALE
NP23 6UN

UNIT 4-5. PLAN & ELEVATIONS

DATE: June 2024	DRAWN BY: P.P.
SCALE(S): 1:50 @ A1	DRAWING NO.: 24-073/AB/3
	REV: