

POPULAR ESTATE



Unit 10, Sirhowy Hill Industrial Estate, Tredegar, NP22 4QZ

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,480 sq ft / 137.50 sq m
Rent	£8,500 per annum payable quarterly in advance
Service Charge	£970 per annum Budget Year End June 2025
Rates Payable	£3,034.80 per annum Based on 2023 Valuation
Rateable Value	£5,400
EPC Rating	D (80)

Key Points

- Close to A465 Heads of the Valley Road which links to the A470
- Open plan warehouse /production area including WC
- Gated / fenced estate
- 1 No Level roller shutter door
2m wide x 2.3m high (New in 2024)

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Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£428 per annum Approximate Premium for Year Ending Dec 2025
EPC Rating	D (80)

Description

The estate comprises 14 units of modern design built in the 1970s. The units are of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting. The pitched roofs are clad in double skinned profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and pedestrian doors.

Location

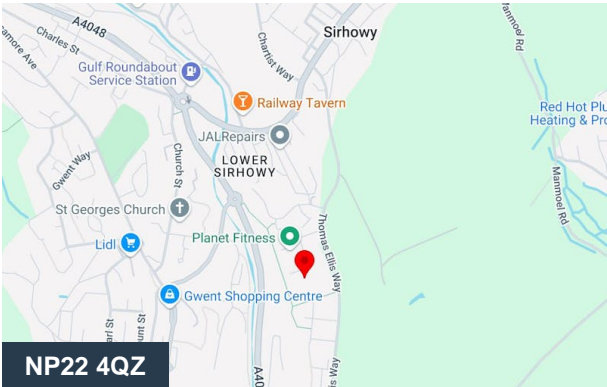
The estate is situated off Thomas Ellis Way which joins Beaufort Road and in turn the A4048 (Tredegar Bypass). The A4048 provides access to the A465 Heads of the Valley Road approximately 1 mile to the north and J28 of the M4 motorway approximately 20 miles to the south. The site is approximately ½ mile north east of Tredegar town centre.

Specification

Mid Terrace Trade / Industrial / Warehouse Unit

Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.



Viewing & Further Information



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Energy performance certificate (EPC)

Unit 10 Sirhowy Industrial Estate Sirhowy TREDEGAR NP22 4QZ	Energy rating D	Valid until: 17 November 2025 Certificate number: 9990-5952-0365-8300-0084
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Property type
B8 Storage or Distribution

Total floor area
157 square metres

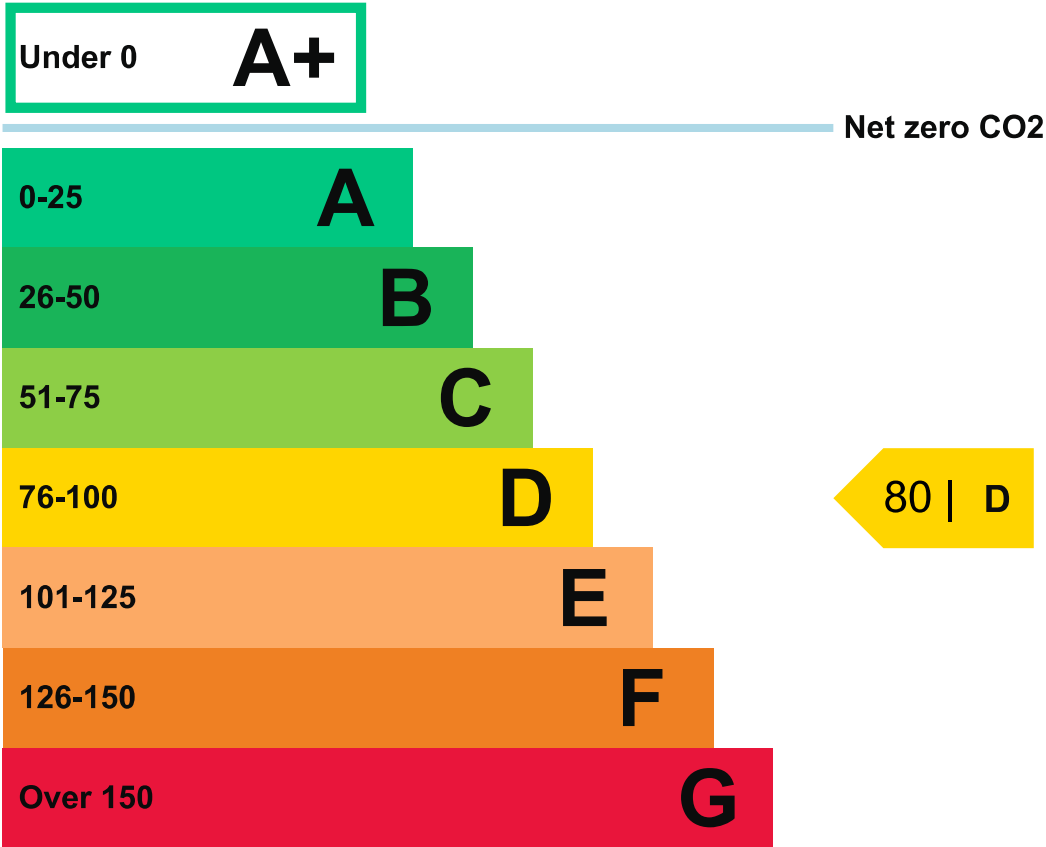
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property’s current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel
Grid Supplied Electricity

Building environment
Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

62.48

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9588-4009-0556-0090-3295\)](/energy-certificate/9588-4009-0556-0090-3295).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

John Wilding

Telephone

01633 749014

Email

m.wilding@g2a-energy.co.uk

Accreditation scheme contact details

Accreditation scheme

National Energy Services

Assessor ID

NHER009592

Telephone

01455 883 250

Email

enquiries@elmhurstenergy.co.uk

Assessment details**Employer**

g2a energy Limited

Employer address

Estates Office, 25-26 Goldtops, Newport NP20 4PG

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

17 November 2015

Date of certificate

18 November 2015

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at dluhc.digital-services@levellingup.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.