



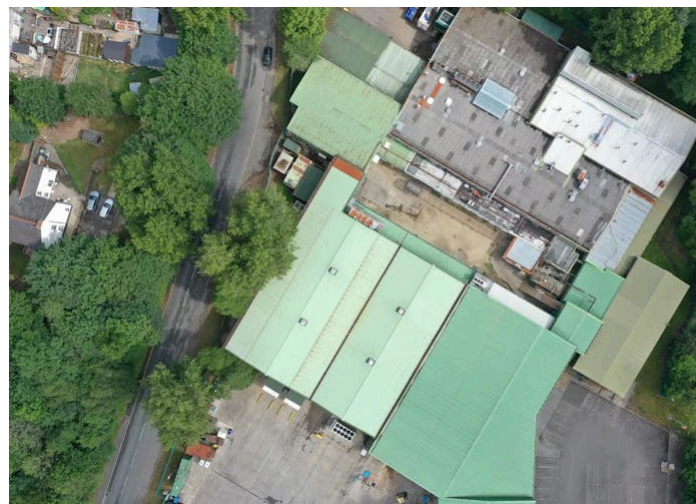
**TO LET**

Cwmtillery Industrial Estate,  
Abertillery, **NP13 1LZ**



**Competitive rent and terms available - opportunity to tailor warehouse / production accommodation to suit occupier needs.**

- 24 hour access
- Large external yard areas
- Dock level access and level access doors
- Steel portal frame with elevations and pitched roof of profile steel cladding
- Office and welfare facilities



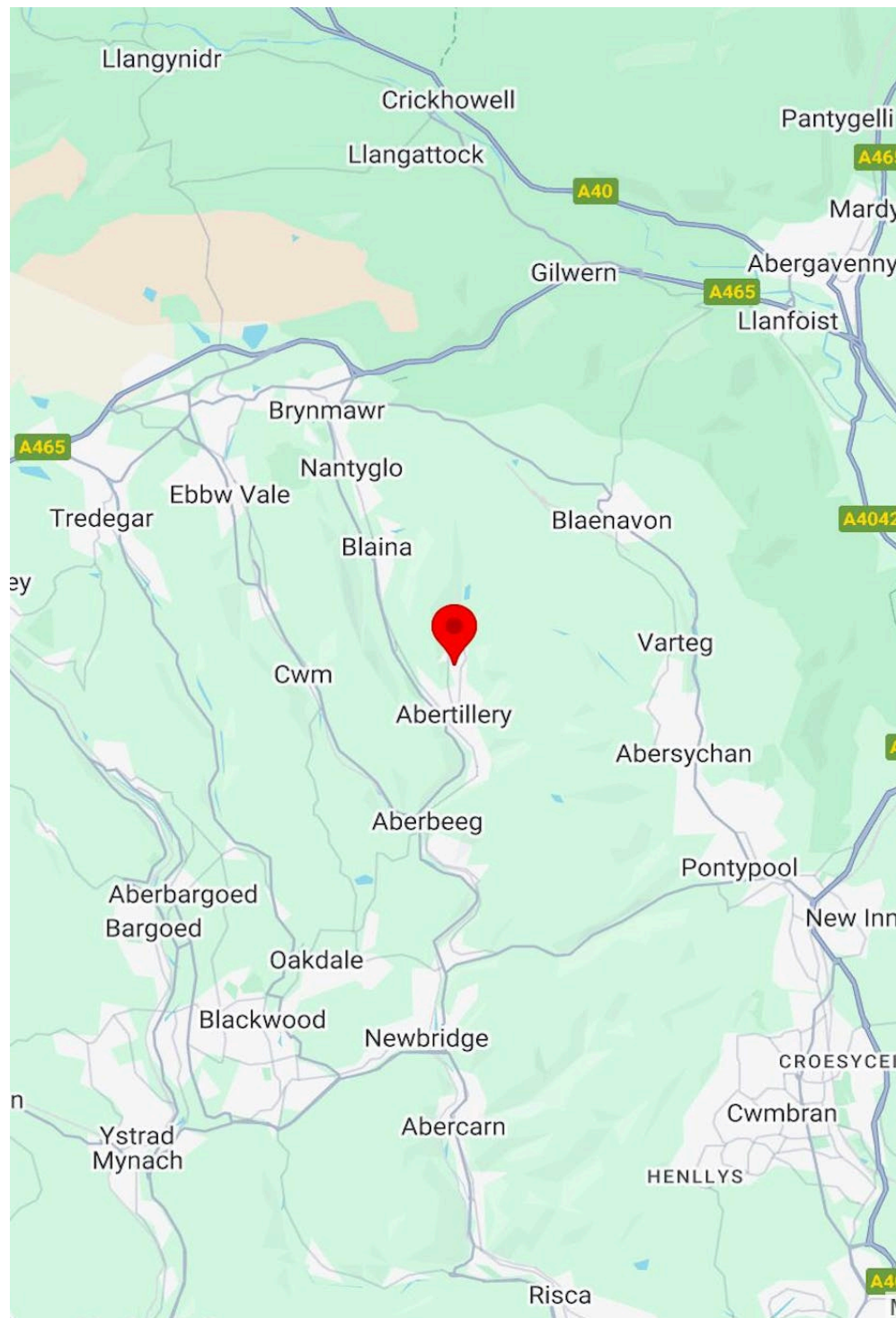
### Size

116,520 sq ft (10,825.06 sq m)

## Location

The property is situated within Cwmtillery Industrial Estate, a well-established business location in the County Borough of Blaenau Gwent. It lies approximately 2 miles northeast of Abertillery town centre.

The estate benefits from excellent transport links, being close to the A467, which connects to the Heads of the Valleys Road (A465) around 5 miles to the north, and Junction 28 of the M4 approximately 16 miles to the south.





## Description

### Production/Warehouse Unit

This unit has been extended over time and is of steel portal frame construction with profile steel cladding and a pitched roof. Internal heights range from 4m to 7m. Multiple level-access loading doors provide access to designated service yards.

The front elevation includes a two-storey office section with a mix of open-plan and private offices, plus welfare facilities such as a staff canteen. Externally, the site benefits from a secure perimeter, dedicated car parking, and a security gatehouse.

## Specification



EPC: EPC exempt -  
Currently being  
constructed or  
undergoing major  
refurbishment

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**Abertillery, NP13 1LZ**

# Lease Terms

New Lease

## Business rates

Rates Payable: Subject to reassessment

## Legal Costs

Each party to bear their own costs

## EPC

EPC exempt - Currently being constructed or undergoing major refurbishment

## VAT

Applicable. VAT payable in addition

## Availability

Available Immediately

## Contact

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All terms quoted exclusive of VAT unless otherwise stated.

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