

100% RATES RELIEF



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

Terraced Trade / Industrial / Warehouse unit.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,480 sq ft / 137.50 sq m
<b>Rent</b>	£8,880 per annum payable monthly in advance
<b>Service Charge</b>	£744.76 per annum Budget Year End June 2026
<b>Rates Payable</b>	£3,067.20 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£5,400
<b>EPC Rating</b>	D (80)

### Key Points

- Close to A465 Heads of the Valley Road which links to the A470
- Communal car park area
- Unit may benefit from 100% small business rates relief - please enquire with local authority
- 1 No Level roller shutter door 2m wide x 2.3m high
- W.C facilities

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<b>VAT</b>	Applicable
<b>Legal Fees</b>	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
<b>Estate Charge</b>	£409 per annum Building Insurance Premium for Year Ending June 2026
<b>EPC Rating</b>	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 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

Min. eaves height 3.2 metres. Max. eaves height 4.5 metres.  
Roller shutter door - 2.3 metres high by 2 metres wide.  
Forecourt parking and loading  
Gated estate.

## Viewings

Please contact Jenkins Best

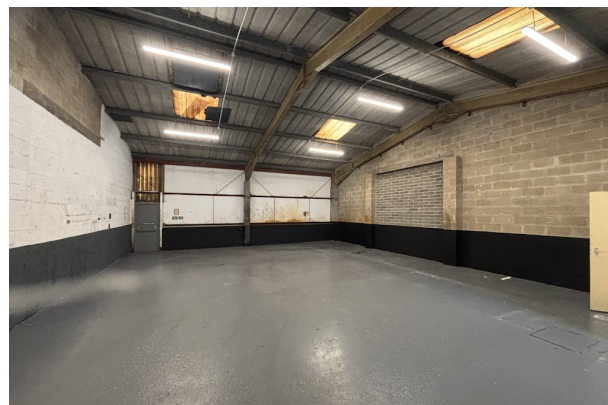
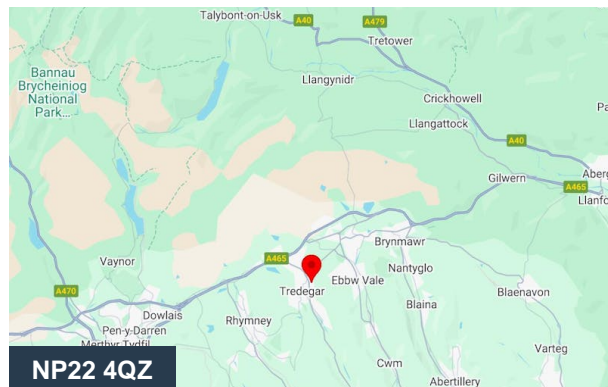
## Terms

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

## Small Business Rates Relief

The unit could qualify for 100% small business rates relief:

<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-andpremises/business-rates-wales#guides-tabs--2>



## Viewing & Further Information



**Craig Jones**

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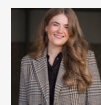
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