



DETACHED BLOCK OF 3 MODERN UNITS

Units 16-18, Rising Sun Industrial Estate, Blaina, NP13 3JW

Modern Block of 3 Industrial / Warehouse Units with Forecourt Loading / Parking.

Summary

Tenure	To Let
Available Size	9,380 sq ft / 871.43 sq m
Rent	Rent on application
Service Charge	£4,550 per annum Approximate figure for budget Year End Dec 2025
Business Rates	To be reassessed. Currently assessed as units 13-18 (£49,000)
EPC Rating	D (83)

Key Points

- Internal two storey office block with ground floor W.C's in each unit
- Forecourt loading / parking with additional parking to side
- Three full height loading doors
- Min eaves height 4.2m, max eaves height 5.1 m
- Established industrial / distribution location - Close proximity to the recently upgraded A465 Heads of the Valleys Road

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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	£1,840.20 per annum Insurance Premium for Year Ending June 2026
EPC Rating	D (83)

Description

Units 16-18 are a block of 3 portal frame units each with ancillary offices. The external elevations are formed of cavity walls with facing brick externally and blockwork internally. Above the walls is profile steel cladding. The pitched roof is covered with a profiled steel cladding system incorporating translucent roof lights. Internally the accommodation provides an open plan manufacturing/production area together with 2 storey integral offices and WC's. Vehicle access to each unit is via full height loading doors.

Location

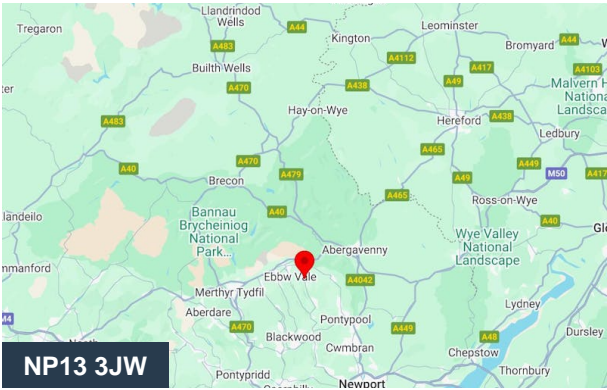
Rising Sun Industrial Estate is situated in Blaina within Blaenau Gwent County Borough Council. The estate is adjacent to the A467, and approximately 4 miles to the south of the A465 Heads of the Valleys Road. Junctions 27 and 28 of the M4 motorway are approximately 15 miles to the south.

Specification

- Steel portal frame construction
- Profiled steel sheet cladding with part brickwork
- Pitched roof incorporating translucent light panels
- Clear open warehouse / production space
- Internal two storey office block with W.C's on the ground floor
- 3 no loading doors 4.2m wide by 4.5m high
- All mains services available including 3 phase electricity
- Forecourt loading / car parking with additional car parking to side

Terms

Units 16-18 are is available on a New Full Repairing and Insuring Lease for a term to be agreed.



Viewing & Further Information



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