

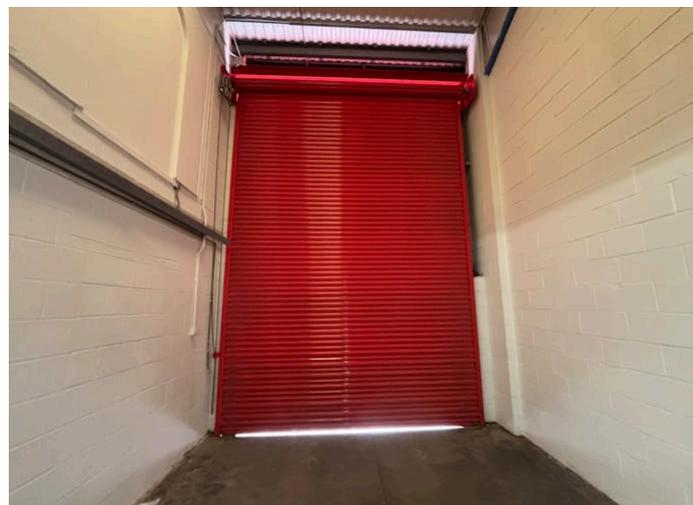


**TO LET**

Unit 11, Rising Sun Industrial Estate,  
Blaina, **NP13 3JW**

## Coming Soon in Q2 2026 - Warehouse Unit with Forecourt Loading / Parking.

- Established industrial / distribution location - Close proximity to the recently upgraded A465 Heads of the Valleys Road
- Internal two storey office block with ground floor W.C's
- Forecourt loading / parking - 4 spaces
- Min eaves height 6.0m
- Full height loading door - Service certificate to be provided
- 1 no loading doors 3.5m wide by 4.8m high
- LEDs to be installed
- Mezzanine being removed



### Size

2,322 sq ft (215.72 sq m)

### Rent

£13,200 per annum payable monthly  
in advance

# 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.

## Connectivity

### Road

A465 Heads of the  
Valley Road 4 miles  
M4 Junction 26 14 miles  
M4 Junction 27 & 28 15 miles



### Airports

Cardiff 27 miles



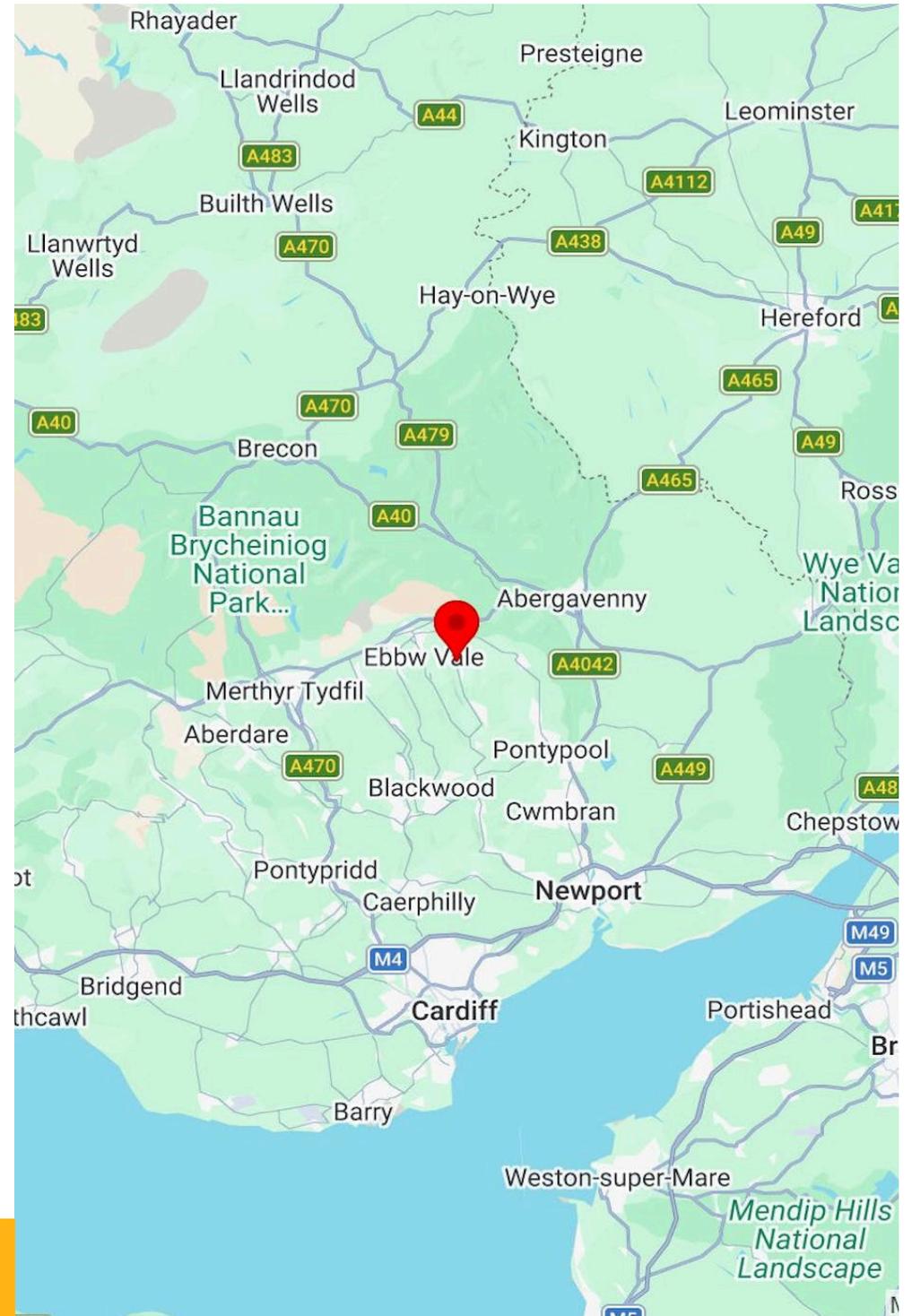
### Water

Newport 17 miles



### Cities

Ebbw vale 2 miles



# Description

Units 11 is warehouse/distribution unit 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.

- 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
- 1 no loading doors 3.5m wide by 4.8m high
- All mains services available
- Forecourt loading
- Car parking - 4 spaces
- Min eaves height 6.0m

# Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
11	2,332	217
<b>TOTAL</b>	<b>2,332</b>	<b>217</b>

# Specification



EPC:



Lighting Type: LED

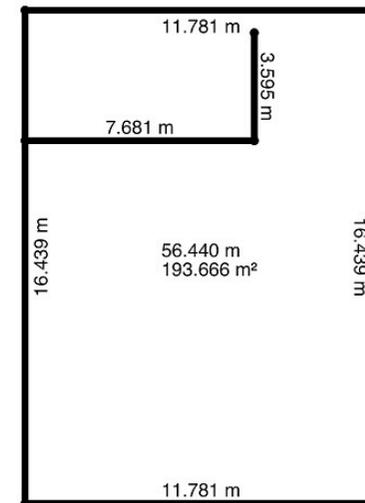


Minimum clear internal height (m): 6



Loading Doors (Surface level): 1

RSD - 3.5m w x 4.8m h  
Minimum eaves height - 6m



**Unit 11, Rising Sun Industrial Estate,  
Blaina, NP13 3JW**



Sat Nav. NP13 3JW



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what3words

## Terms

Units 13 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£13,200 per annum payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £12,500

Rates Payable: £7,100 per annum Ratable value from 1st April 2026

## Service charge

£1,177 per annum Approximate figure for budget Year End Dec 2026

## Legal Costs

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

## VAT

Applicable

## Availability

Available Q2 2026

## Contact

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### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.