



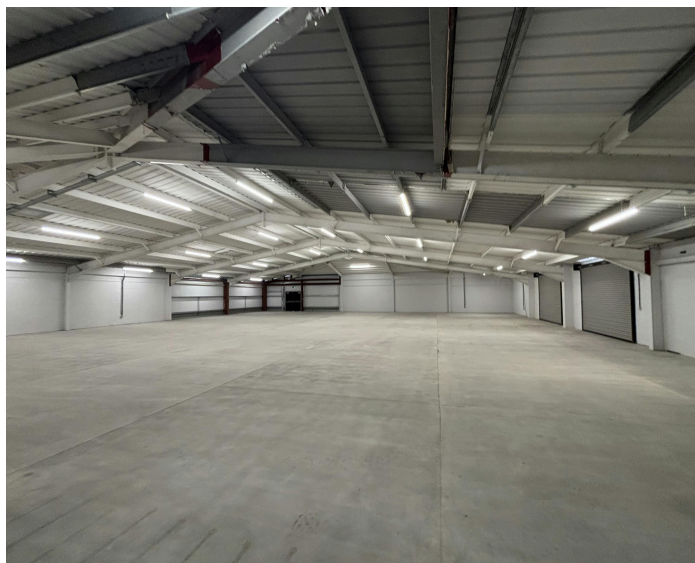
**TO LET**

Unit 12, Festival Park,  
Ebbw Vale, **NP23 8FP**



## Newly created Business Park within a landscaped Environment

- Detached Unit - fully refurbished
- Gated estate with CCTV cameras
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Estate located within a landscaped environment
- Electric roller shutter doors
- LED lighting, kitchen and WC facilities
- Forecourt loading and dedicated parking
- Three phase power



### Size

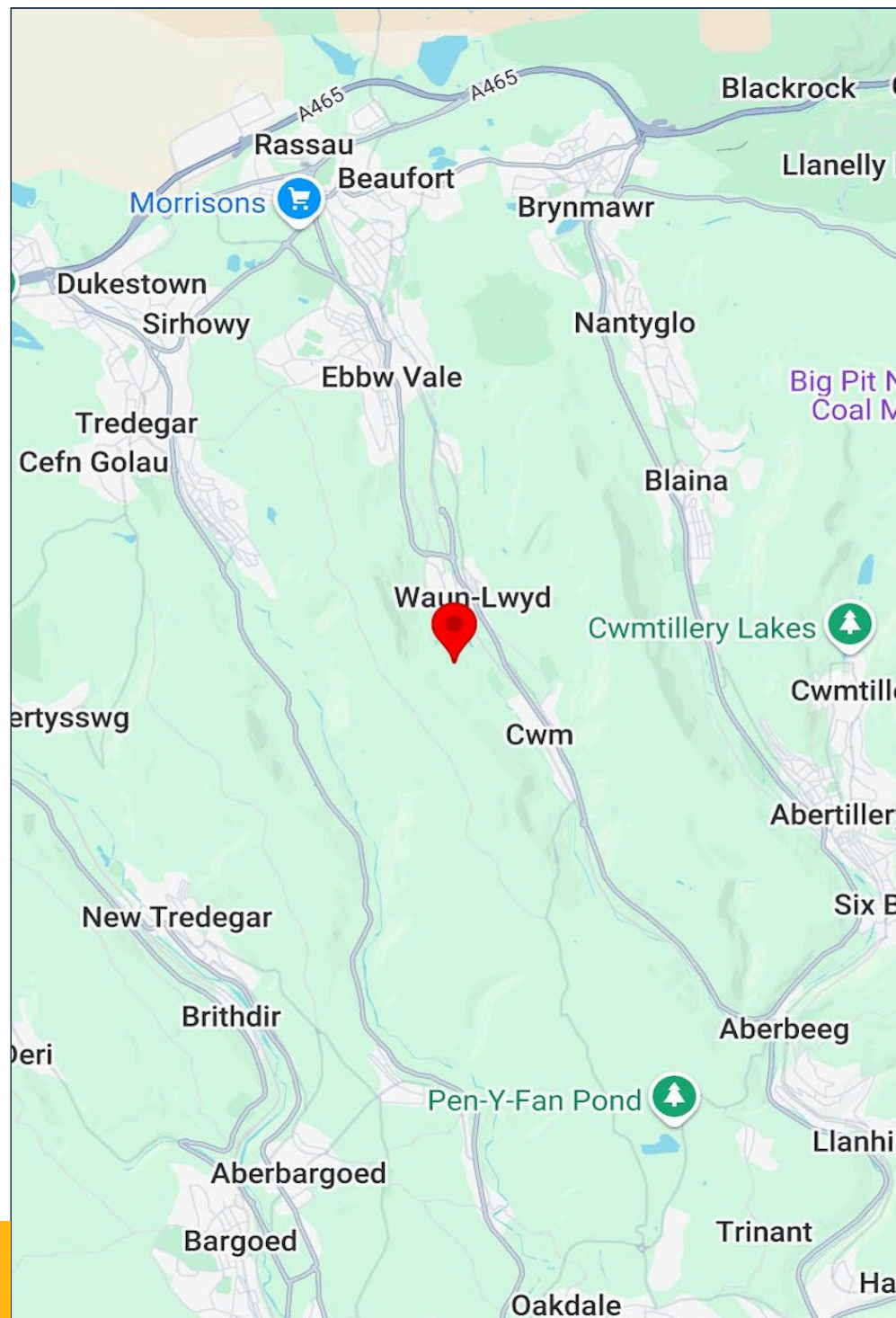
7,973 sq ft (740.72 sq m)

### Rent

£44,044 per annum

## Location


Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways. The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn. The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property. The stop provides access to Cardiff Central Station






# Specification


- Three phase power
- Minimum eaves height of 3.5 m
- Electric level access loading door
- Separate pedestrian access
- Kitchen and WC facilities
- LED lighting
- Allocated car parking
- CCTV




Loading Doors (Surface level): 2




Kitchen



Lighting Type: LED



On-site security

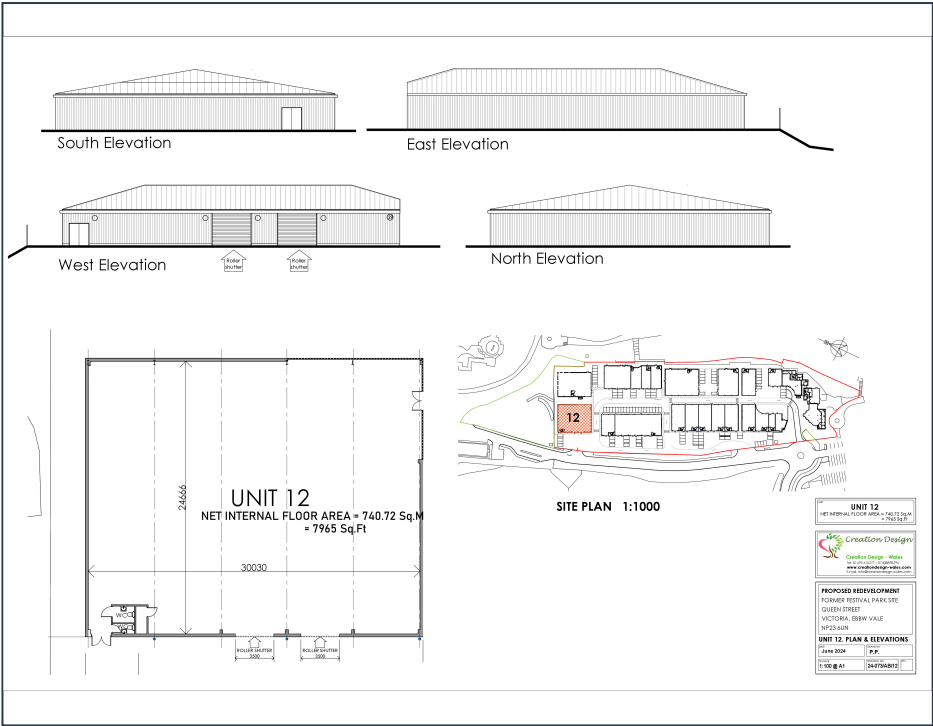


Recently refurbished

# Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
12	7,973	741
<b>TOTAL</b>	<b>7,973</b>	<b>741</b>

The accommodation comprises the following areas:





Unit 12, Festival Park,  
Ebbw Vale, **NP23 8FP**



## Viewings

Please contact Jenkins Best or our joint agents Knight Frank

## Terms

The units are available on new Full Repairing and Insuring lease.

## Grant Assistance

Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria.

## Rent

£44,044 per annum

## Lease Terms

New Lease For a term of years to be agreed

## Business rates

Rateable Value: £45,750

Rates Payable: £25,986 per annum Estimated  
RV provided for indication purposes -TBC

## Legal Costs

Each party to bear their own costs

## EPC



## Contact

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**Craig Jones**

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**Henry Best**

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Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

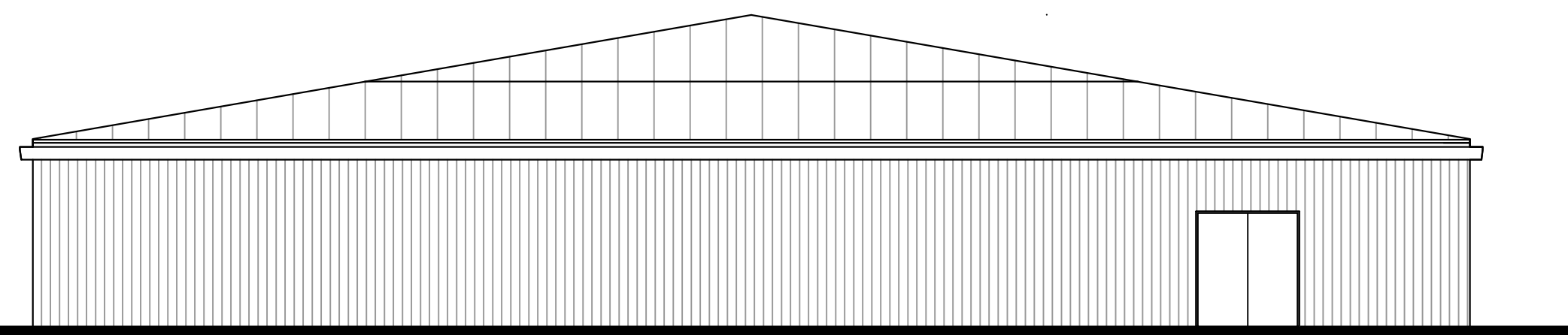
The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

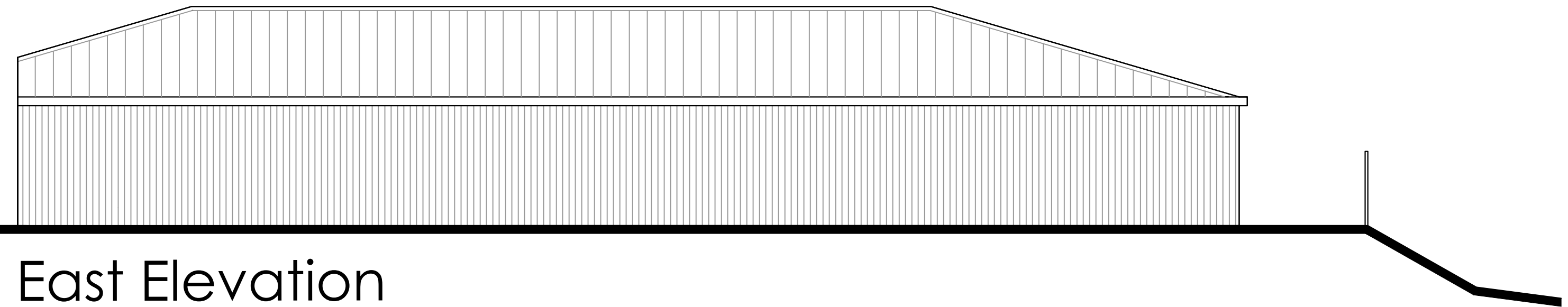
### Anti-Money Laundering (AML) Compliance Statement

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.





South Elevation



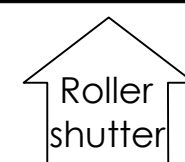
East Elevation



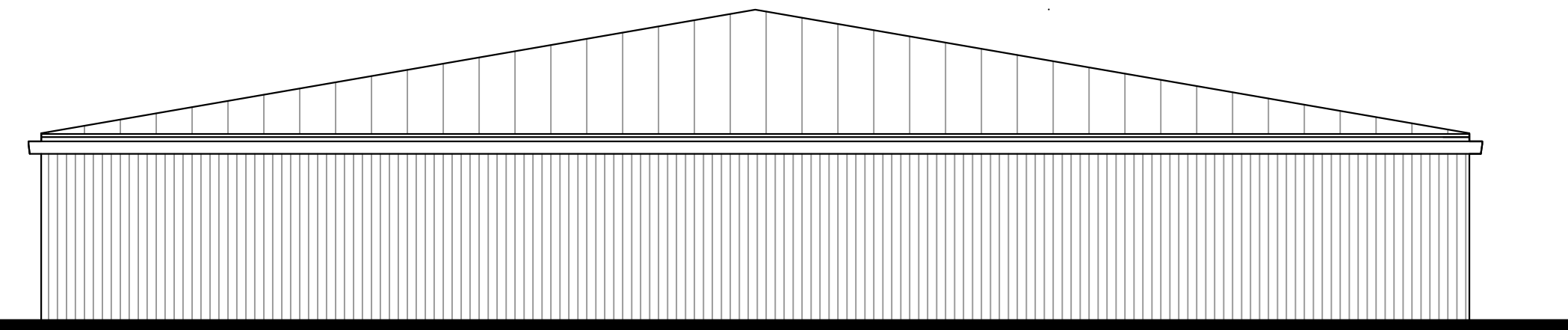
West Elevation



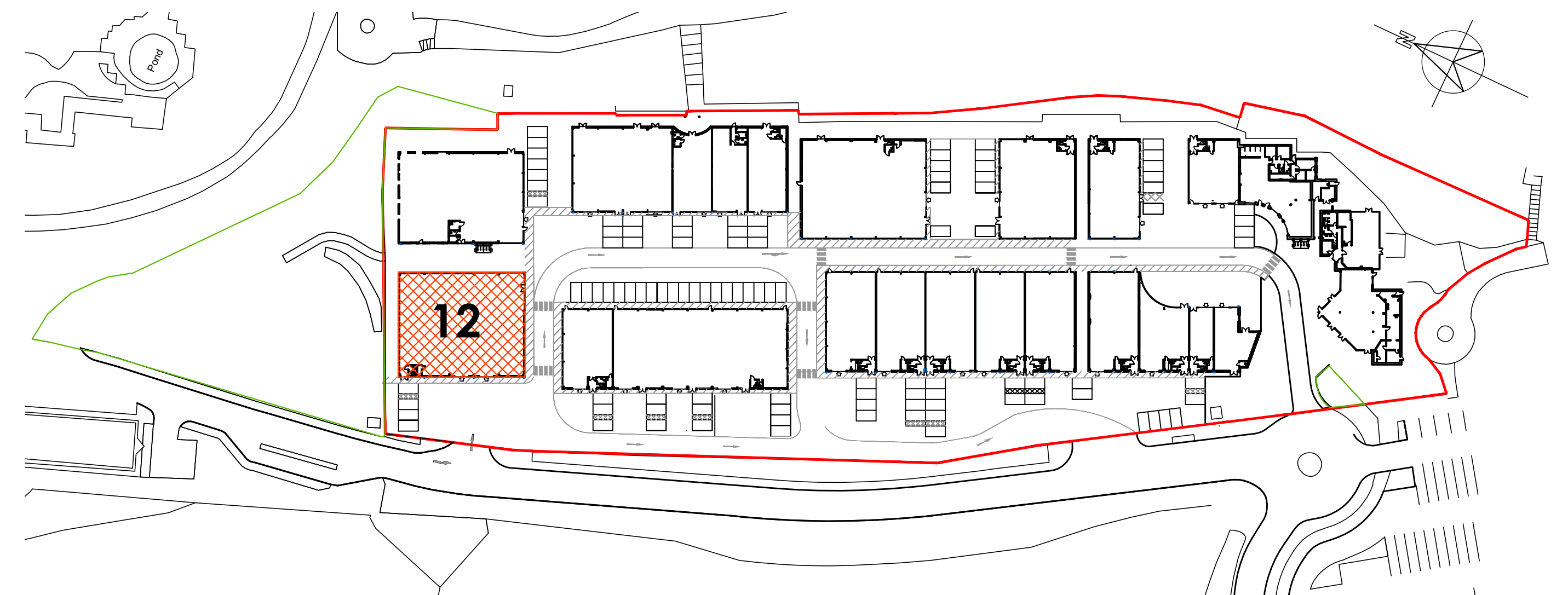
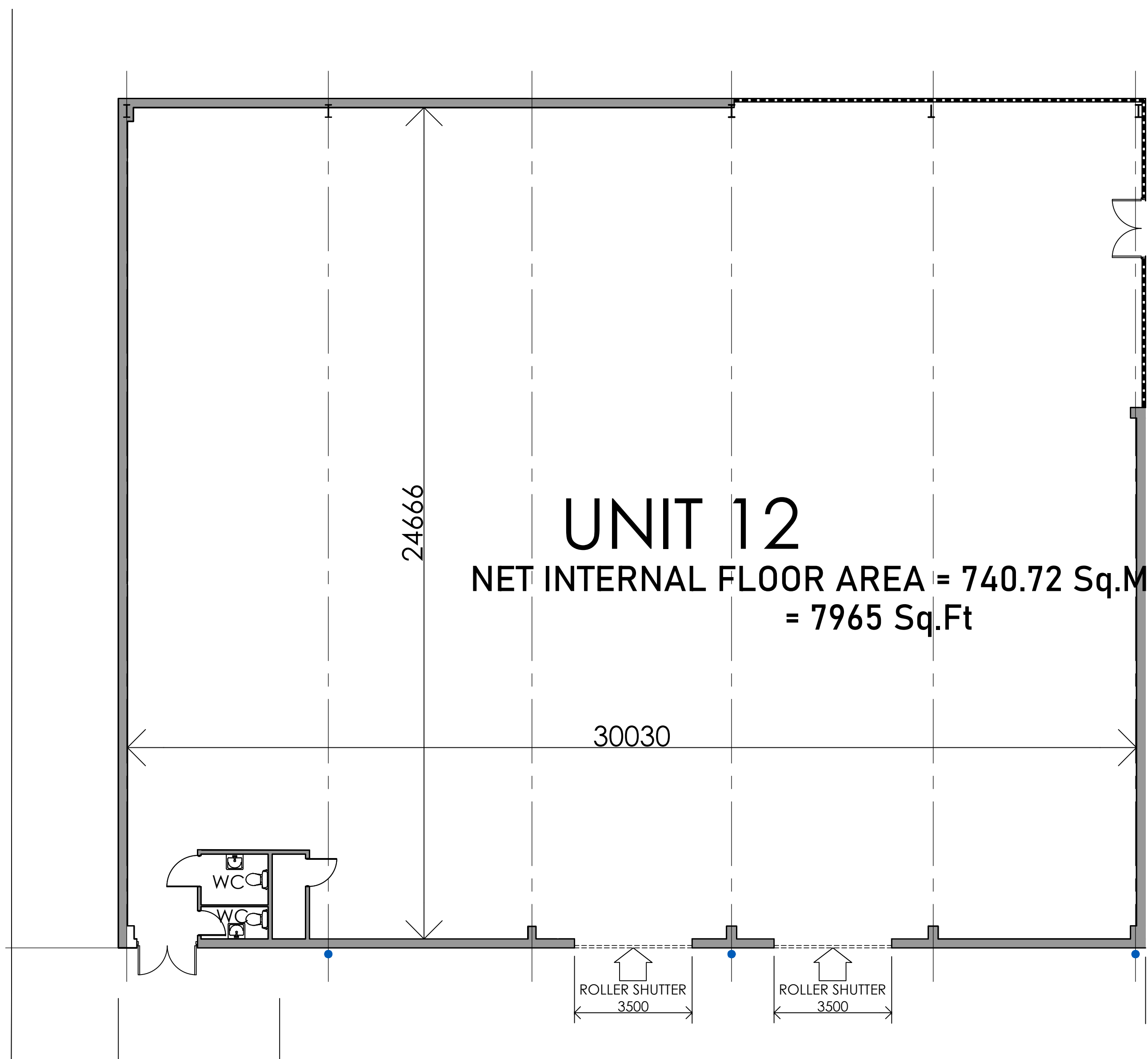
Roller shutter



Roller shutter



North Elevation



SITE PLAN 1:1000

UNIT:	<b>UNIT 12</b>
	NET INTERNAL FLOOR AREA = 740.72 Sq.M = 7965 Sq.Ft

 **Creation Design**  
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**PROPOSED REDEVELOPMENT**  
FORMER FESTIVAL PARK SITE  
QUEEN STREET  
VICTORIA, EBBW VALE  
NP23 6UN

**UNIT 12. PLAN & ELEVATIONS**

DATE:	<b>June 2024</b>	DRAWN BY:	<b>P.P.</b>
SCALE(S):	<b>1:100 @ A1</b>	DRAWING NO.:	<b>24-073/AB/12</b>
		REV:	