



Unit 35, Rassau Industrial Estate, Ebbw Vale, NP23 5SD

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	20,500 sq ft / 1,904.51 sq m
Rent	£97,375 per annum
Service Charge	£1,565 per annum
Rates Payable	£36,530 per annum Based on 2023 Valuation
Rateable Value	£65,000
EPC Rating	B (45)

Key Points

- Easy access to A465 Heads of the Valley Road
- Located within an Enterprise Zone
- Semi-Detached unit
- Minimum eaves height 4.6 m . Maximum eaves height 7.65 m
- 2 No. level electric roller shutter doors, width 3.5 m height 4 metres
- New LED lighting installed

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Rent	£97,375 per annum
Rates Payable	£36,530 per annum Based on 2023 Valuation
Rateable Value	£65,000
Service Charge	£1,565 per annum
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
EPC Rating	B (45)

Description

Unit 35 is a semi-detached industrial / warehouse unit of steel frame construction. Elevations are plastic coated steel sheeting. The roof has similar sheeting incorporating translucent roof lights. There is a two-storey office / amenity block to the front elevation. Externally there is yard space and a separate car parking area.

Location

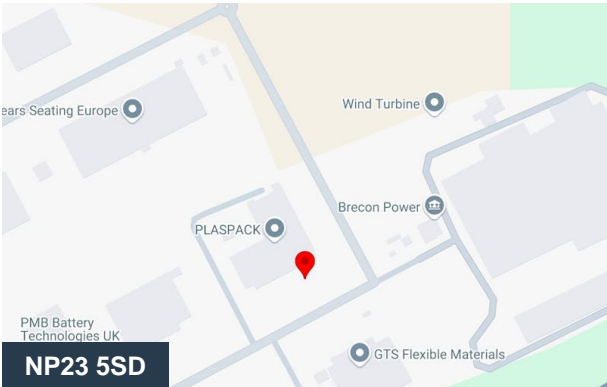
Located on an established and strategically estate adjacent to the new dualled section of the A465 Heads of the Valleys Road in the heart of the South Wales Valleys . The A465 provides excellent road access to the whole of South Wales. The A470 at Merthyr is 7 miles away and leads south to J.32 of the M4 and Cardiff (30 minutes travel time). To the east the M50-M5-M6 is 50 minutes away and provides access to the Midlands. The unit is located within an Enterprise Zone Area; <https://businesswales.gov.wales/enterprisezones/zones/ebbw-vale>

Specification

- Minimum eaves height 4.6 m .
- Maximum eaves height 7.65 m
- 2 No. level electric roller shutter doors, width 3.5 m height 4 metres
- New LED lighting installed

Terms

The premises are available to let on new Full Repairing and Insuring terms to be agreed.



Viewing & Further Information



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