



**TO LET**

Unit 21, Heads of the Valley Industrial Estate,  
Rhymney, **NP22 5RL**

## Industrial / Warehouse with offices - To Let. Terraced unit within gated compound

- Terraced unit within gated compound
- Established industrial and distribution location
- Excellent access to A465
- Modern terraced industrial / distribution units
- Minimum eaves height 3.7 metres  
Maximum eaves height 5.9 metres
- 1 No. level loading door : 3m w x 3.5m h
- Internal Two storey offices
- LED Lighting
- 12 car parking spaces
- Generous forecourt/loading area



### Size

4,543 sq ft (422.06 sq m)

### Rent

£26,200 per annum payable monthly  
in advance

# Location

Located on the established Heads of the Valley Industrial Estate, Rhymney.

The estate lies approximately 1 mile north west of Rhymney and 4 miles east of Merthyr Tydfil, with the A465 offering good transport links to South and West Wales and the Midlands (via the A40 24 miles to the east, leading to the M50).

The A465 links with A470 at Merthyr and leads to J32 of the M4, 25 miles to the south and Cardiff.

## Connectivity

### Road

M4 (Jct 32)	16 miles
A465	1 mile
A470	6 miles



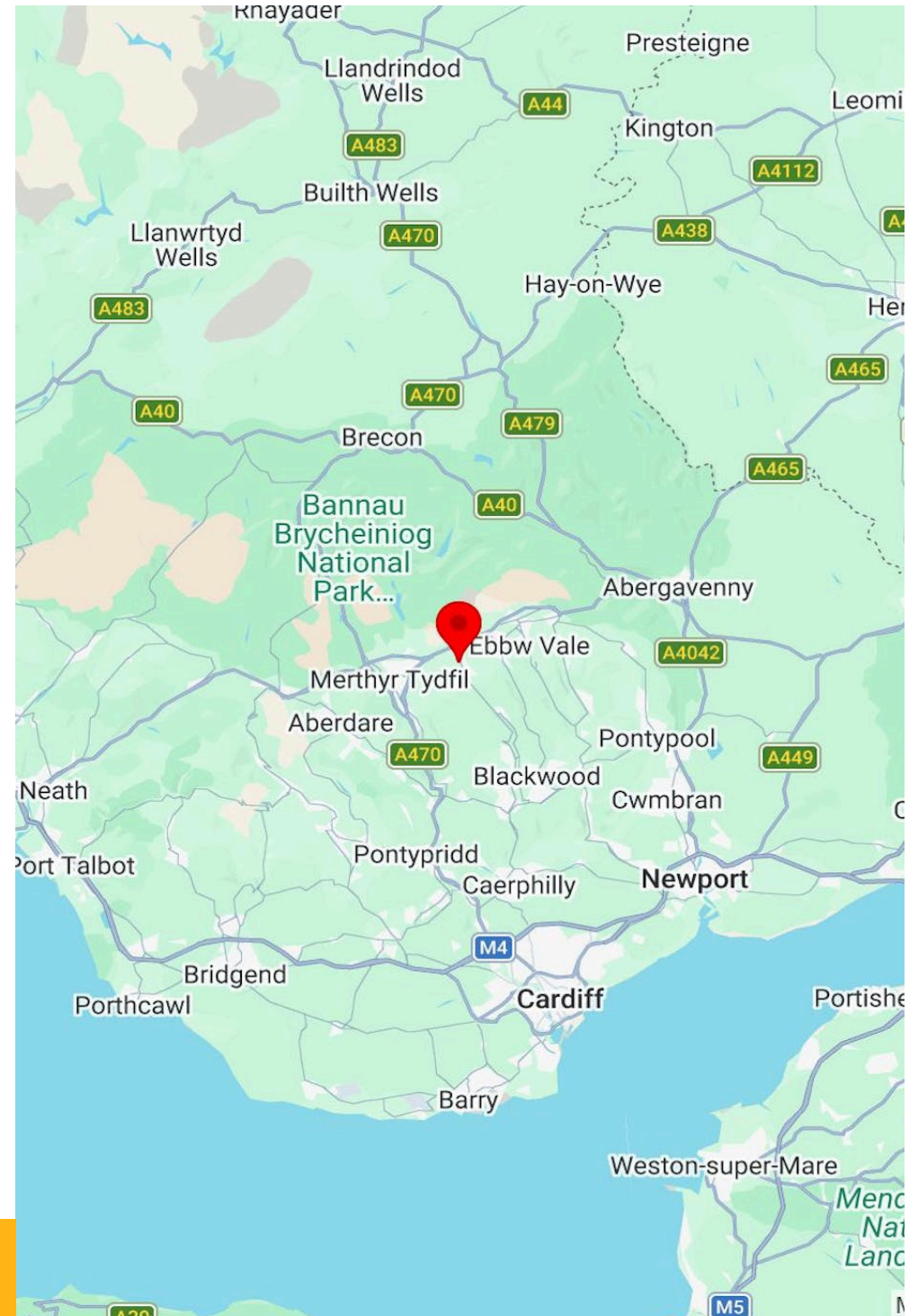
### Train Stations

Rhymney Train St. 0.5



### Cities

Merthyr Tydfil 6 miles



## Description

The unit comprises a steel frame structure with external elevations primarily formed of brick/blockwork and profiled steel cladding.

The pitched roof is finished with profiled steel sheeting, incorporating translucent panels to allow natural light. Access is provided via a roller shutter loading door and a separate pedestrian entrance.

- Steel portal frame construction
- Minimum eaves height 3.7 metres, maximum eaves height 5.9 metres
- 1 No. level loading door : 3m w x 3.5m h
- Internal two storey office block
- WC facilities
- Forecourt parking and loading area
- 12 car parking spaces

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
21	4,543	422
<b>TOTAL</b>	<b>4,543</b>	<b>422</b>

## Specification



EPC:



Minimum clear internal height (m): 3.7



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 5.9

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## Viewings

Via Jenkins Best

## Terms

Unit 21 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

## Rent

£26,200 per annum payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £18,500

Rates Payable: £10,508 per annum Based on 1st April 2026 Valuation

## Service charge

£3,472 per annum Budget Year End June 2026

## Insurance

£1,219 per annum Approximate Insurance premium for the year ending June 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 Immediately

## 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.