



STORAGE UNIT

## Unit 11, Sirhowy Hill Industrial Estate, Tredegar, NP22 4QZ

Storage Unit To Let - 12 month lease (£375 pcm)

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,477 sq ft / 137.22 sq m
<b>Rent</b>	£4,500 per annum payable monthly in advance
<b>Service Charge</b>	£745 per annum Included in the rent - Budget Year End June 2026
<b>Rates Payable</b>	£1,967 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£5,900
<b>EPC Rating</b>	C (65)

### Key Points

- Close to A465 Heads of the Valley Road which links to the A470
- 1 No Level roller shutter door 2m wide x 2.3m high
- Storage unit only - no power or WC
- Unit may benefit from 100% small business rates relief - please enquire with local authority

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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	£408.56 per annum Included in the rent - Insurance Premium for Year Ending June 2026
EPC Rating	C (65)

## Description

The estate comprises 14 units of modern design built in the 1970s. The units are of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting. The pitched roofs are clad in double skinned profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and pedestrian doors.

Unit qualifies for 100% small business rates relief - please confirm with local authority

## Location

The estate is situated off Thomas Ellis Way which joins Beaufort Road and in turn the A4048 (Tredegar Bypass). The A4048 provides access to the A465 Heads of the Valley Road approximately 1 mile to the north and J28 of the M4 motorway approximately 20 miles to the south. The site is approximately ½ mile north east of Tredegar town centre.

## Accommodation

Name	sq ft	sq m	Availability
Unit - 11	1,477	137.22	Available
Total	1,477	137.22	

## Specification

Min. eaves height 3.2 metres. Max. eaves height 4.5 metres.

Up and over door - 2.3 metres high by 2 metres wide.

Forecourt parking and loading

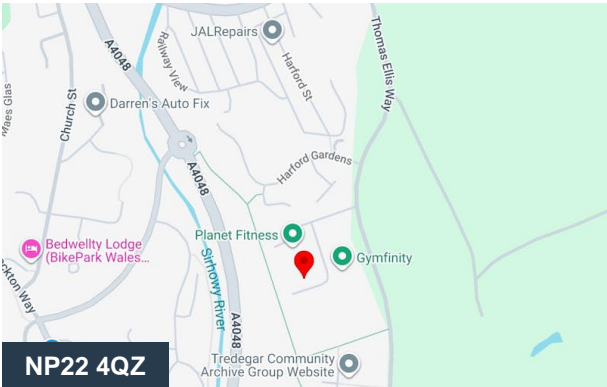
Gated estate.

Unit may qualify for 100% small business rates relief - please confirm with local authority

## Viewings

Please contact Jenkins Best

## Terms



## Viewing & Further Information



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com



**Henry Best**  
07738 960012  
henry@jenkinsbest.com

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The premises are available by way of a new lease, for a term of years to be agreed.  
Full terms are available on application