



TO LET

Unit 1, Festival Park,
Ebbw Vale, **NP23 8FP**

Newly created Business Park within a landscaped environment

- Recently 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

1,244 sq ft (115.57 sq m)

Rent

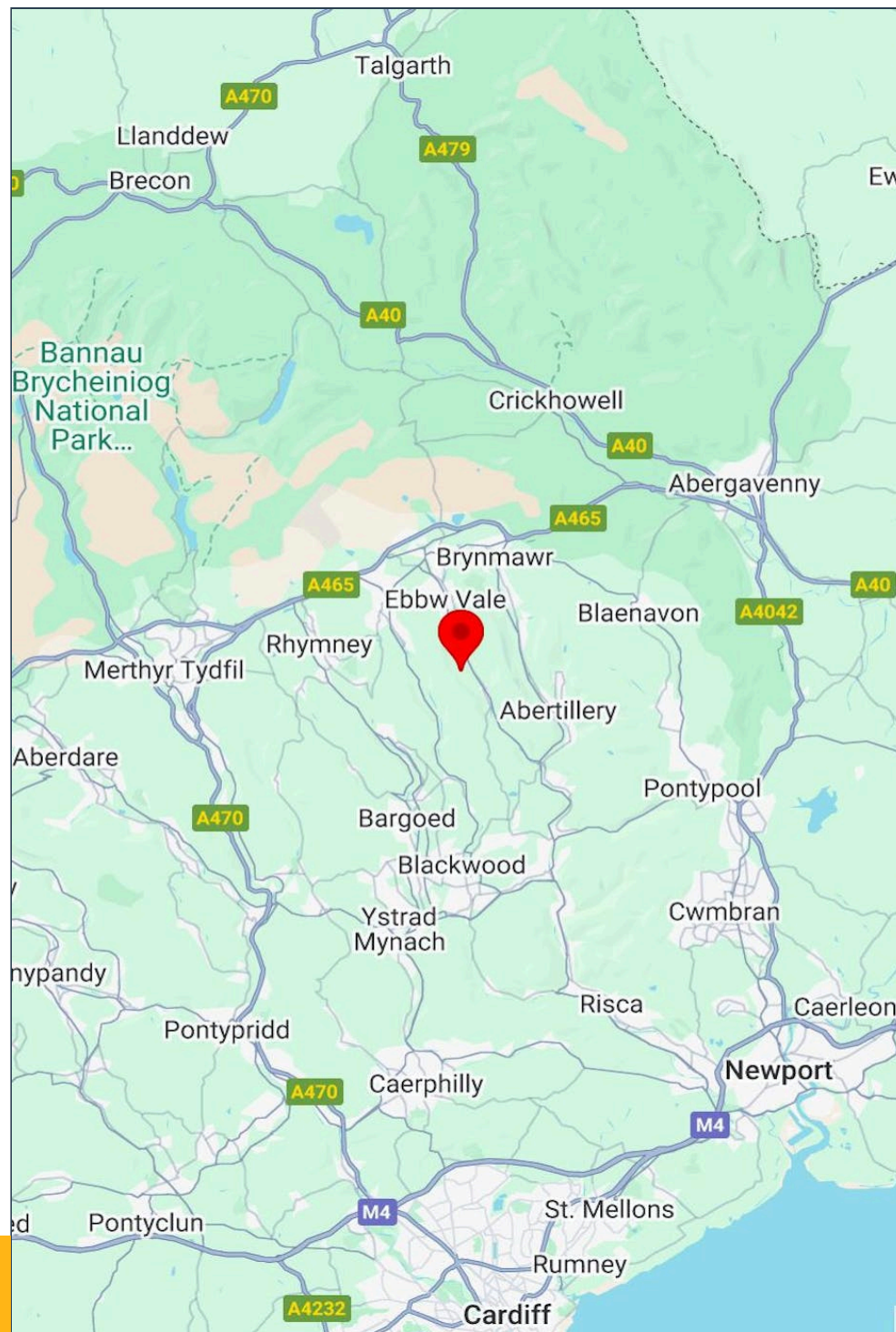
£9,368 per annum

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




On-site security




Kitchen




Car Parking



Lighting Type: LED



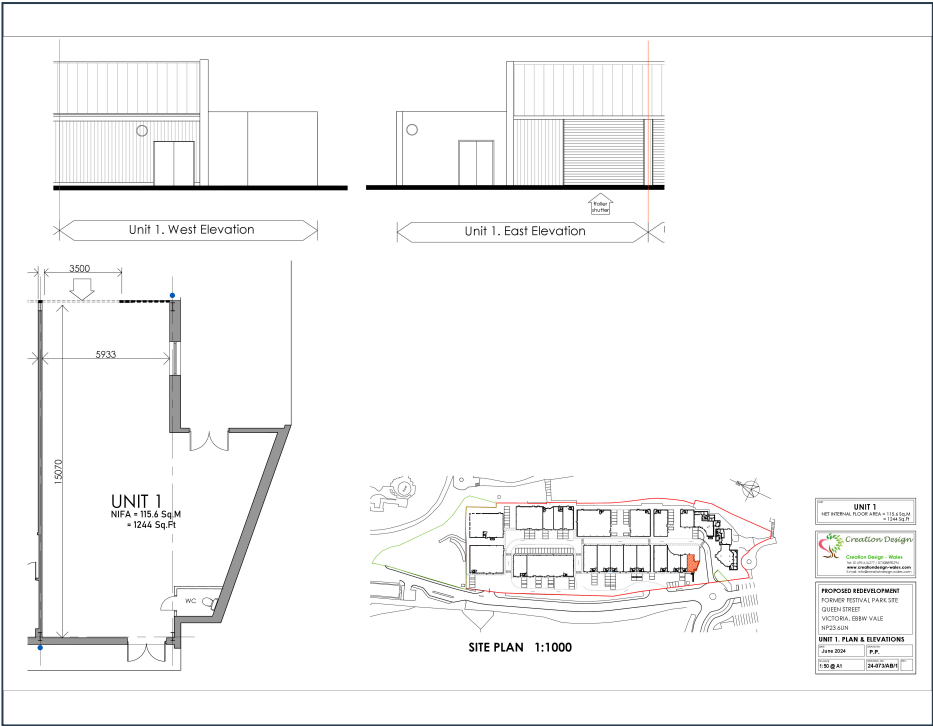
Loading Doors (Surface level): 1



Recently refurbished

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
1	1,244	116
TOTAL	1,244	116



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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

£9,368 per annum

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £8,400

Rates Payable: £4,771.

20 per annum Estimated RV provided for indication purposes -TBC

Legal Costs

Each party to bear their own costs

EPC

C (54)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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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.

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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.