



TO LET

Unit 10, Festival Park,
Ebbw Vale, **NP23 8FP**

Refurbished Unit - There is a potential to combine Unit 10 with Unit 11 to create a 10,913 sq ft Detached unit (subject to availability)

- Gated estate with CCTV cameras
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Electric roller shutter doors
- LED lighting, kitchen and WC facilities
- Forecourt loading and dedicated parking
- Three phase power
- Potential to combine Unit 10 with Unit 11 to create a 10,913 sq ft Detached



Size

8,478 sq ft (787.63 sq m)

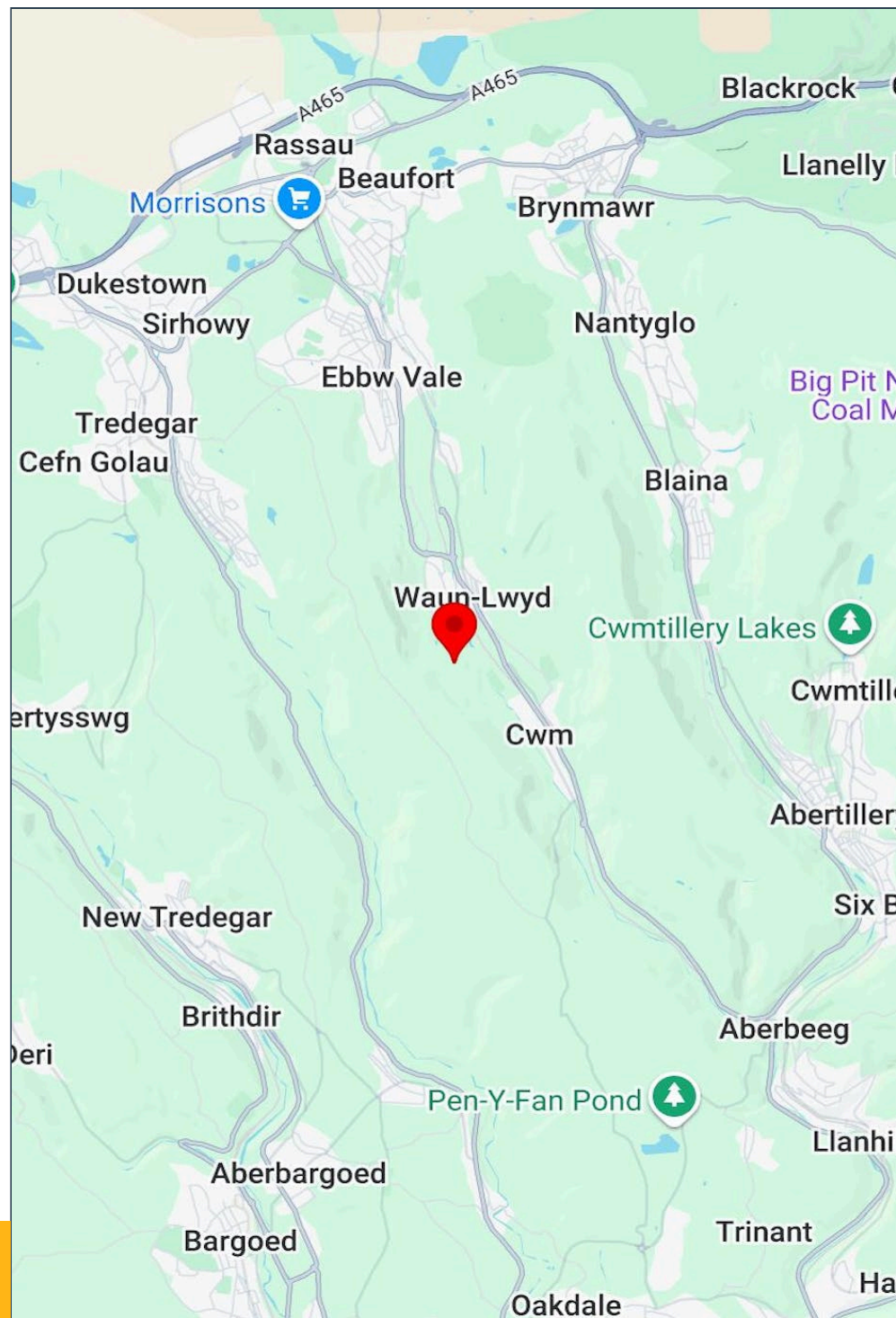
Rent

£46,772 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

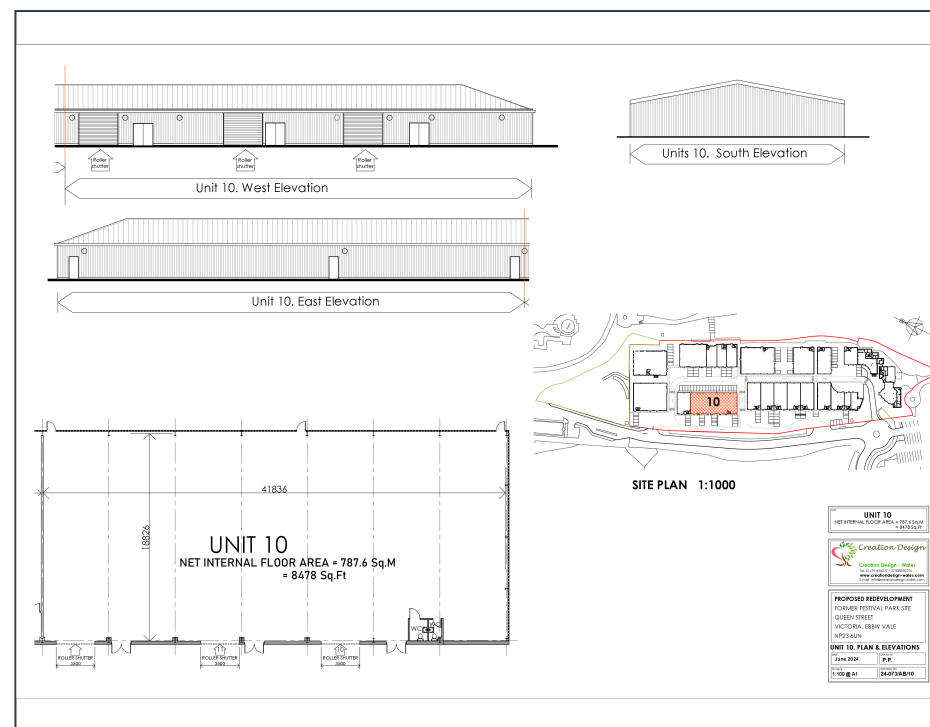
Three phase power
Minimum eaves height of 3.5 m
Electric level access loading door
Separate pedestrian access
Kitchen and WC facilities
LED lighting
Allocated car parking
CCTV

There is a potential to combine Unit 10 with Unit 11 to create a 10,913 sq ft Detached unit (subject to availability of both units)

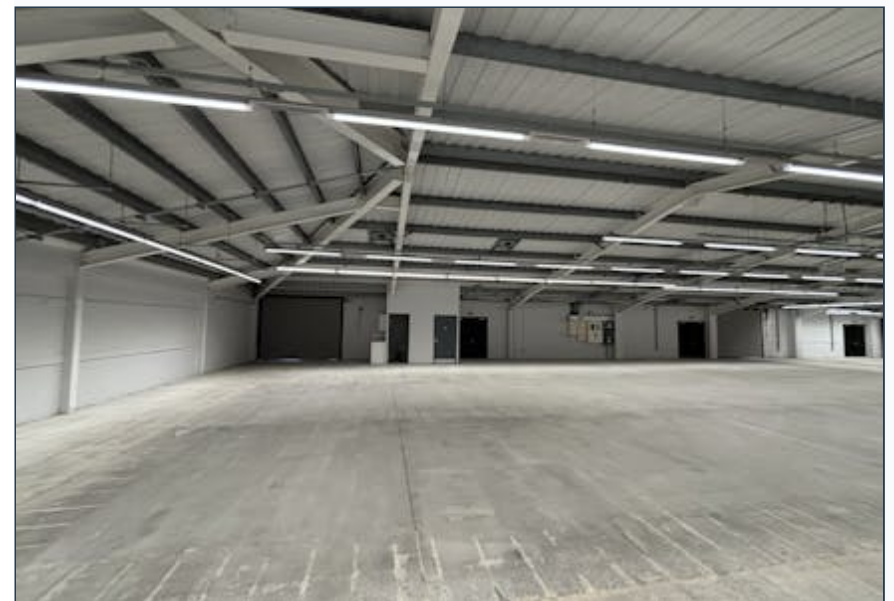
Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
10	8,478	788
TOTAL	8,478	788

The accommodation comprises the following areas:



Unit 10, 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

£46,772 per annum

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £48,750

Rates Payable: £27,690 per annum Estimated
RV provided for indication purposes -TBC

Legal Costs

Each party to bear their own costs

EPC



Contact

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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.

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.

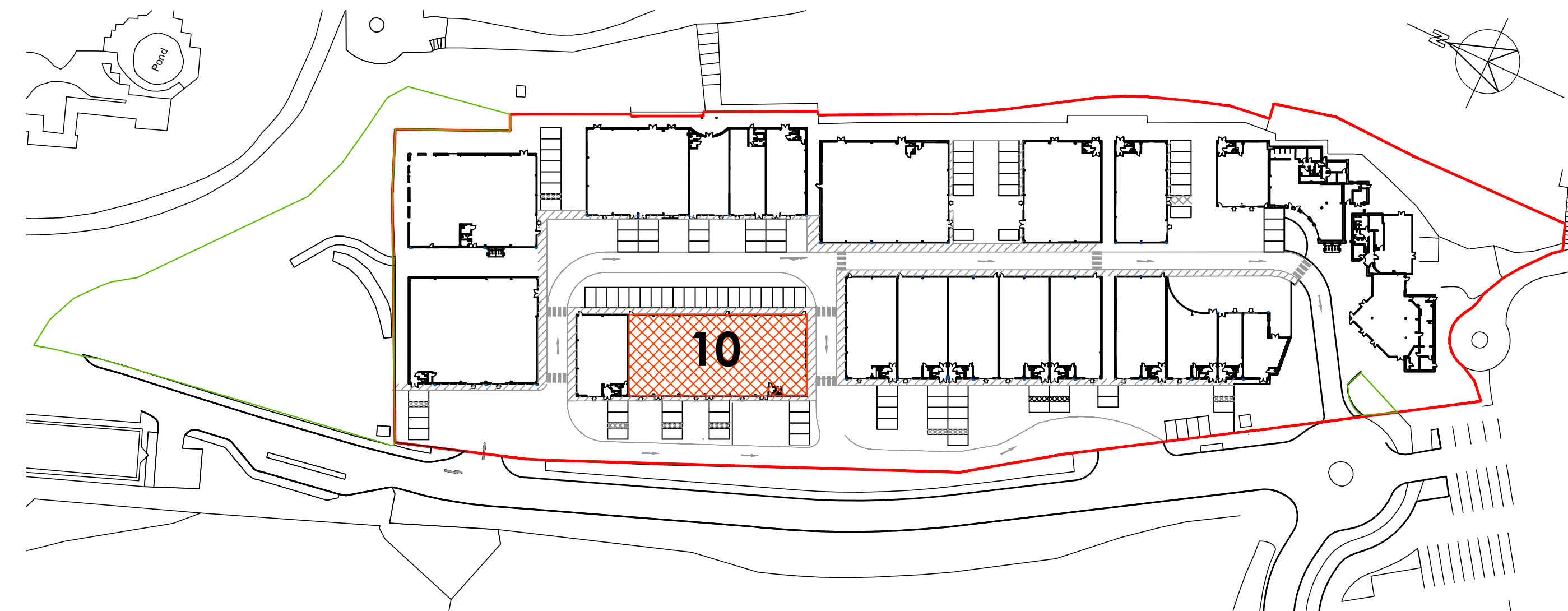
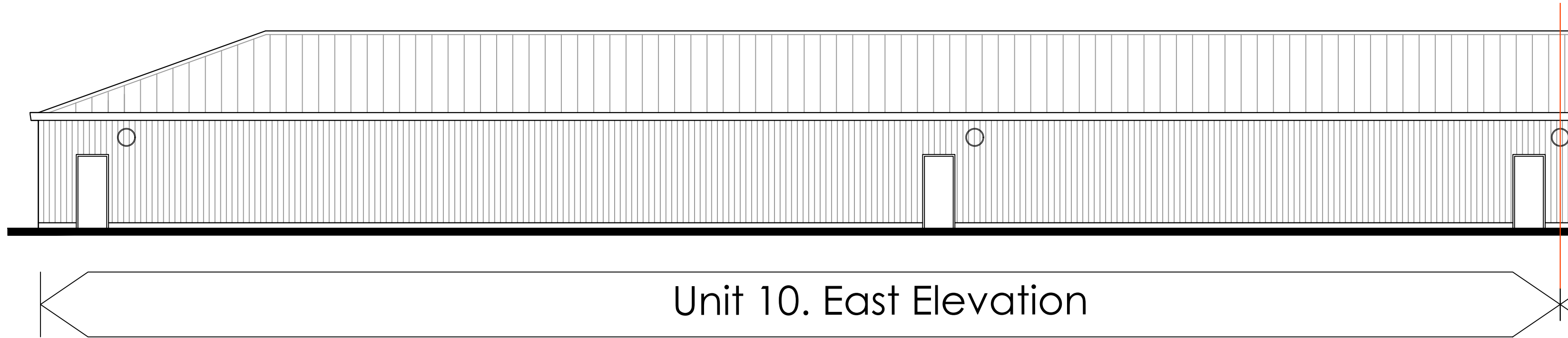
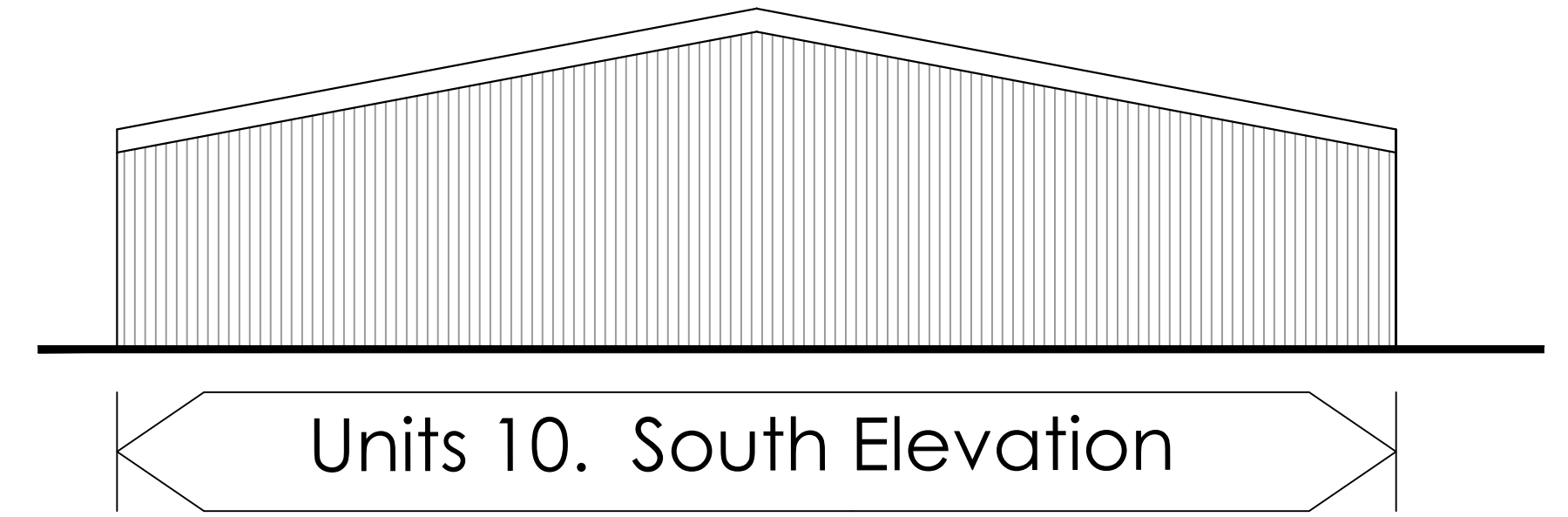
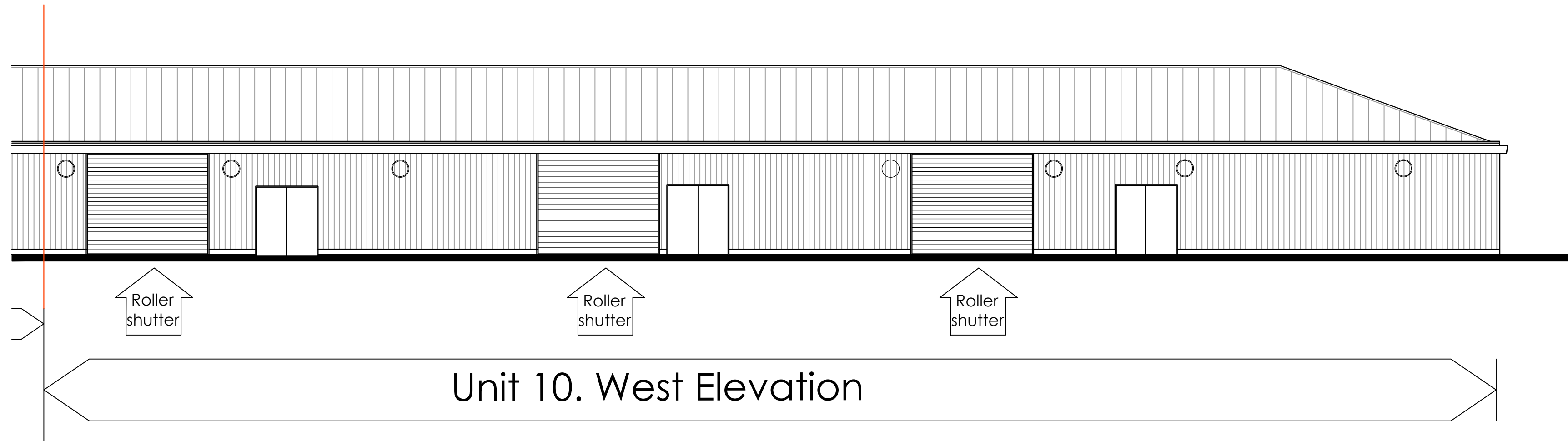
Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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.

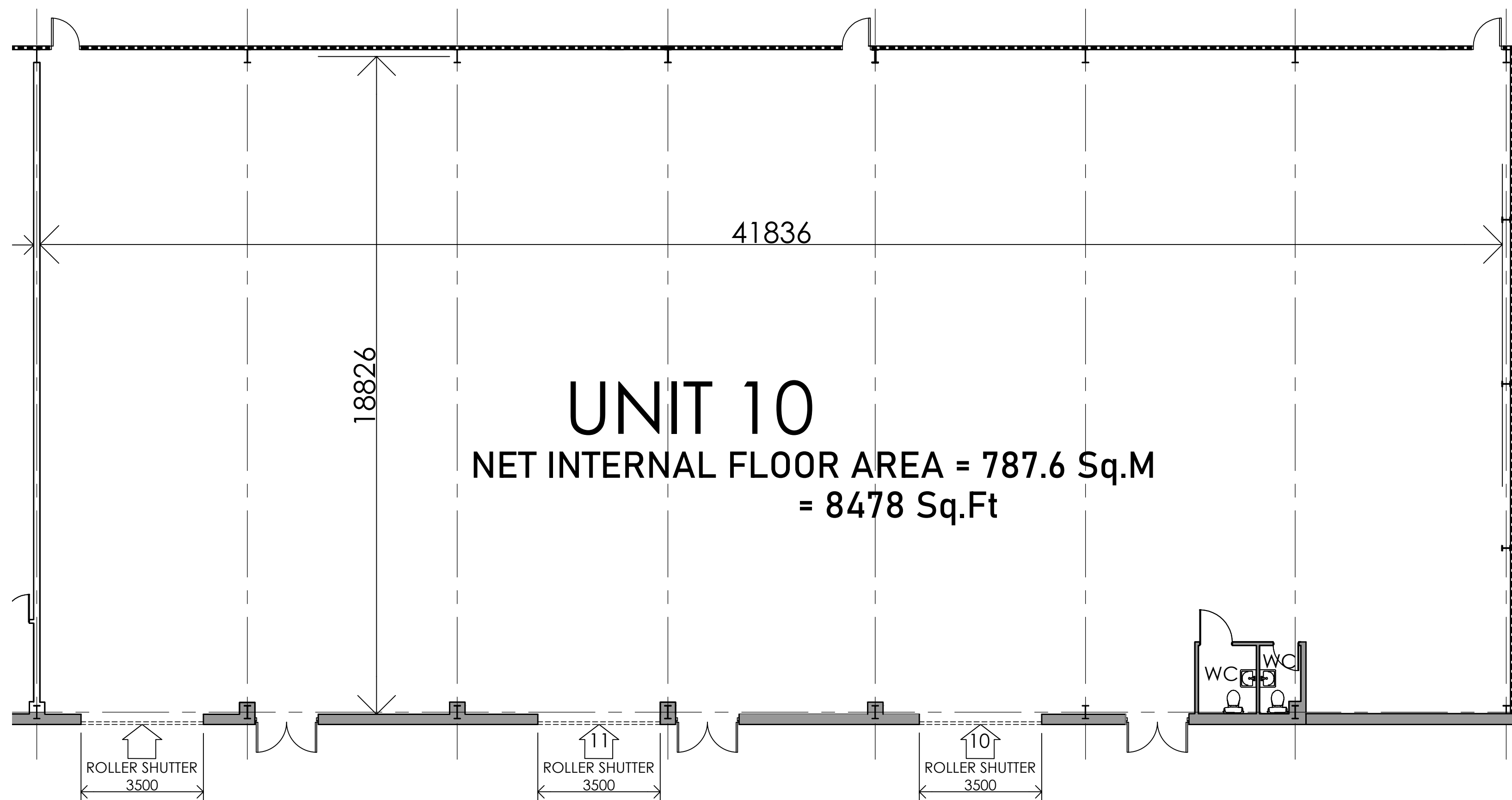
All terms quoted exclusive of VAT unless otherwise stated.

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.



SITE PLAN 1:1000



UNIT:
UNIT 10
NET INTERNAL FLOOR AREA = 787.6 Sq.M
= 8478 Sq.Ft

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

UNIT 10. PLAN & ELEVATIONS

DATE: June 2024	DRAWN BY: P.P.
SCALE(S): 1:100 @ A1	DRAWING NO: 24-073/AB/10