

MODERN REFURBISHED UNIT

Unit 15, Festival Park, Ebbw Vale, NP23 8FP

New Business Park within a Landscaped Environment

Summary

Tenure	To Let
Available Size	1,905 sq ft / 176.98 sq m
Rent	£13,971 per annum
Service Charge	Budget figure year ending 2026 - details TBC
Rates Payable	£3.35 per annum Estimated RV provided for indication purposes -TBC
Rateable Value	£11,250
EPC Rating	C (62)

Key Points

- Gated estate with CCTV cameras
- Electric roller shutter doors
- Forecourt loading and dedicated parking
- Easy access to A465 Heads of the Valley trunk road providing excellent access to the South Wales area
- Recently fully refurbished
- LED lighting, kitchen and WC facilities
- Estate located within a landscaped environment

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Insurance Premium TBC for Year Ending 2025
EPC Rating	C (62)

Description

The development offers a range of detached, semi detached and terraced mixed-use units of steel portal frame construction within a self-contained secure site.

Property Highlights / Amenities

- Ceiling Height (m): 3.5
- CCTV: Yes
- Electricity: Three Phase
- Parking Comments: Allocated Parking
- Loading Doors (Surface level): 1
- Build Status: Refurbished
- 24 hour access: Yes
- Warehouse Lighting: Yes
- Services: Metered

Location

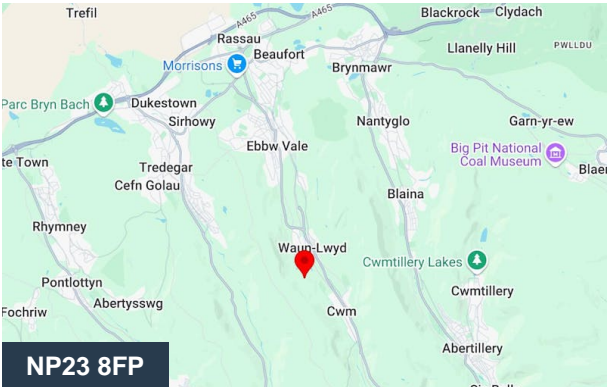
Festival Park, Ebbw Vale, occupies a strategic location adjacent to the A4046 providing access to the M4 motorway. The A465 (Heads of the Valleys Road) is located less than 5 miles from the site, providing access to the A40, linking Swansea with the West Midlands via the M50 and M5 Motorways.

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 15	1,905	176.98	Available
Total	1,905	176.98	



Viewing & Further Information



Anthony Jenkins
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The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 23/07/2025

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

Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

The units are available on new Full Repairing and Insuring lease.

Estate Brochure

<https://s3-eu-west-1.amazonaws.com/agents-society-assets->

[files/048671783e18eb8a3d8a56f8de30be8b-39114-festival-park-brochure-kf-and-jb-220725.pdf](https://s3-eu-west-1.amazonaws.com/agents-society-assets-files/048671783e18eb8a3d8a56f8de30be8b-39114-festival-park-brochure-kf-and-jb-220725.pdf)

Grant assistance

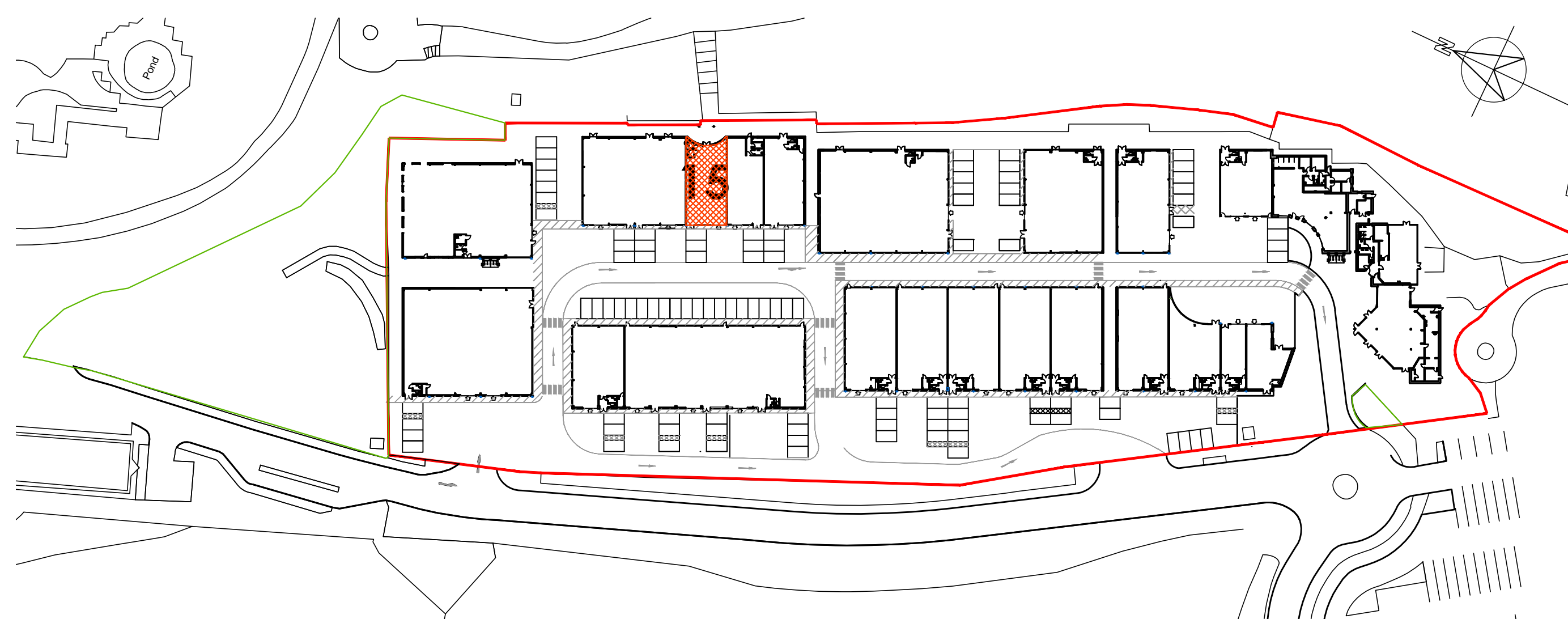
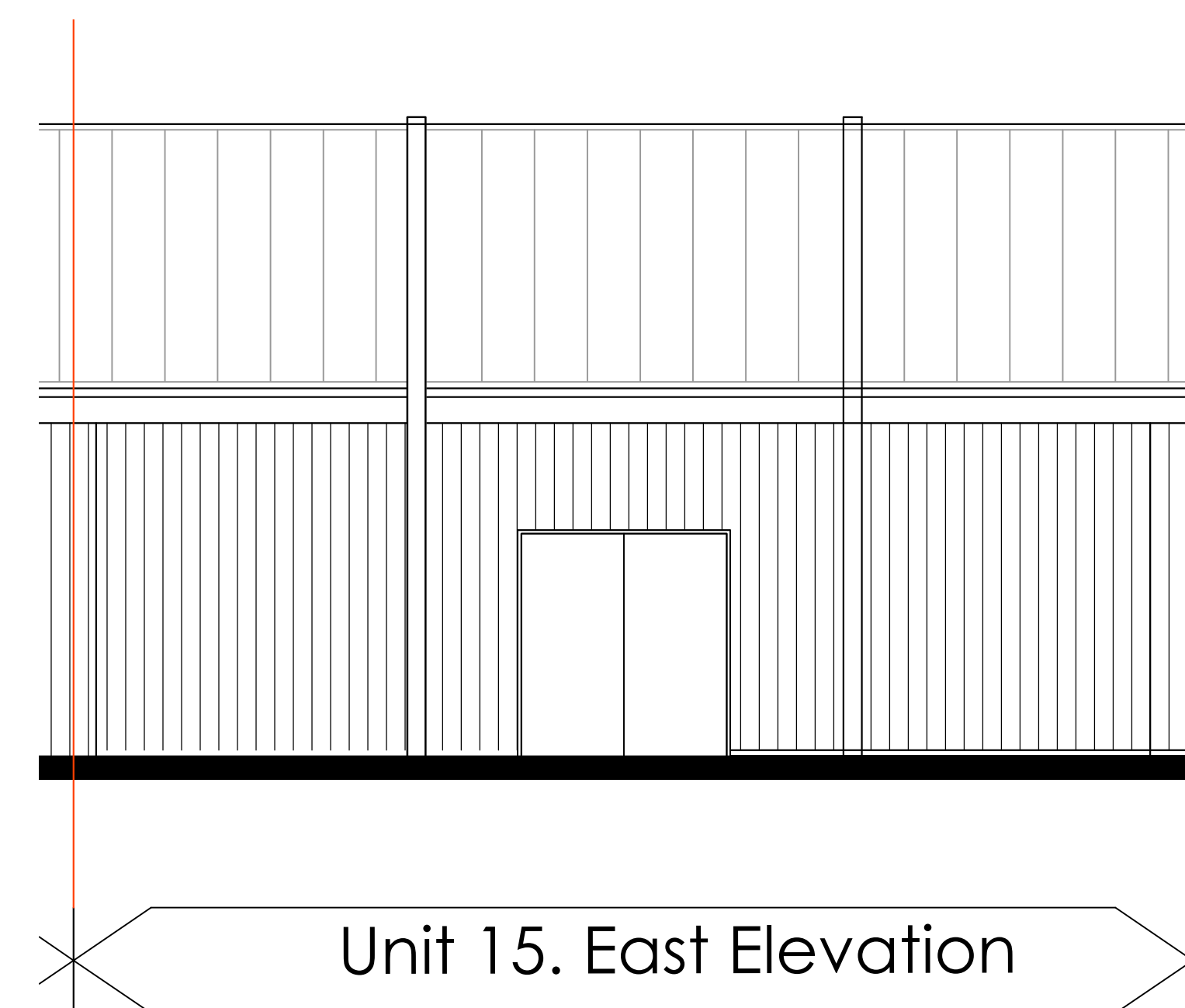
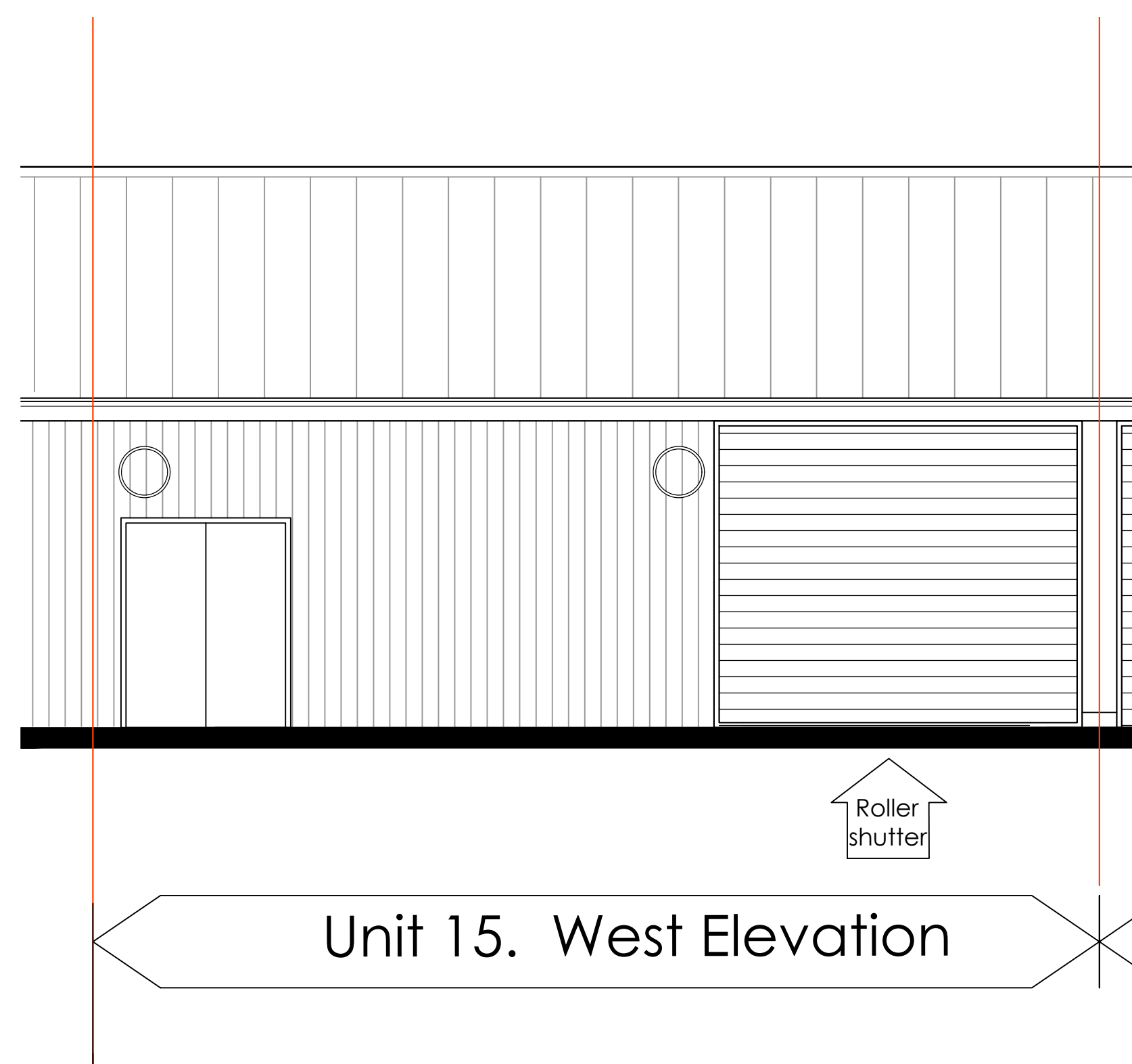
Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria.

Further information can be found at

<https://www.blaenaugwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

what3words

[/countries.issued.elevates](#)



SITE PLAN 1:1000

UNIT: **UNIT 15**
NET INTERNAL FLOOR AREA = 177.0 Sq.M
= 1905 Sq.Ft

Creation Design
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E-mail: info@creationdesign-wales.com

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

UNIT 15. PLAN & ELEVATIONS

DATE: June 2024	DRAWN BY: P.P.
SCALE(S): 1:50 @ A1	DRAWING NO.: 24-073/AB/15
REV:	