

MODERN REFURBISHED UNIT



Unit 20, Festival Park, Ebbw Vale, NP23 8FP

Under offer - Unit 20

Summary

Tenure	To Let
Available Size	3,059 sq ft / 284.19 sq m
Service Charge	Budget figure year ending 2025
Rates Payable	£10,082 per annum Estimated RV provided for indication purposes -TBC
Rateable Value	£17,750
EPC Rating	Upon enquiry

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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Service Charge	Budget figure year ending 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Insurance Premium TBC for Year Ending 2025
EPC Rating	Upon enquiry

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.

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

Viewings

Please contact Jenkins Best or our joint agents Knight Frank

Terms

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

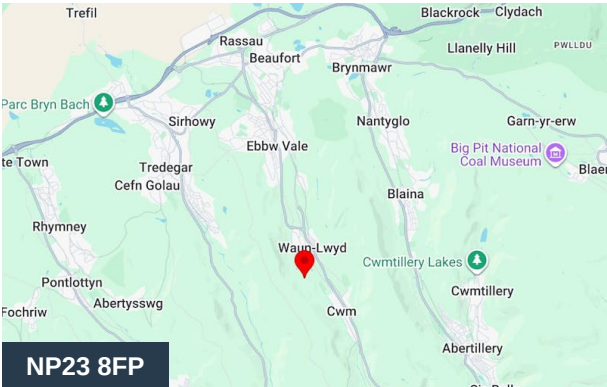
Estate Brochure

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

Grant assistance

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

Further information can be found at



Viewing & Further Information



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