



## Unit 21, Festival Park, Ebbw Vale, NP23 8FP

New Business Park within a Landscaped Environment

### Summary

|                       |                                                                           |
|-----------------------|---------------------------------------------------------------------------|
| <b>Tenure</b>         | To Let                                                                    |
| <b>Available Size</b> | 1,955 sq ft / 181.63 sq m                                                 |
| <b>Rent</b>           | £14,051 per annum                                                         |
| <b>Service Charge</b> | £1,741.17 per annum<br>Budget figure year ending 2025                     |
| <b>Rates Payable</b>  | £6,532 per annum<br>Estimated RV provided for<br>indication purposes -TBC |
| <b>Rateable Value</b> | £11,500                                                                   |
| <b>EPC Rating</b>     | 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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| Rateable Value | £11,500                                                                |
| Service Charge | £1,741.17 per annum<br>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

## Accommodation

The accommodation comprises the following areas:

| Name      | sq ft | sq m   | Availability |
|-----------|-------|--------|--------------|
| Unit - 21 | 1,955 | 181.63 | Available    |
| Total     | 1,955 | 181.63 |              |

## Specification

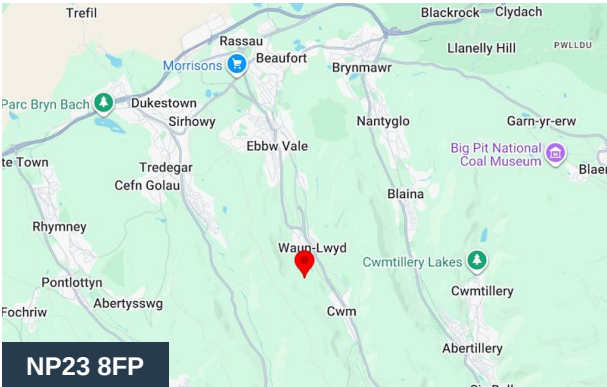
- Three phase power
- Minimum eaves height of 3.5 m
- Electric level access loading door
- Separate pedestrian access
- Kitchen and WC facilities
- LED lighting
- Allocated car parking
- CCTV

## Viewings

Please contact Jenkins Best or our joint agents Knight Frank

## Terms

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



## Viewing & Further Information



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



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



**Tom Rees**  
07557 161491  
tom@jenkinsbest.com

**Mr Neil Francis (Knight Frank)**  
02920440147 | 07766511983

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**Estate Brochure**

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

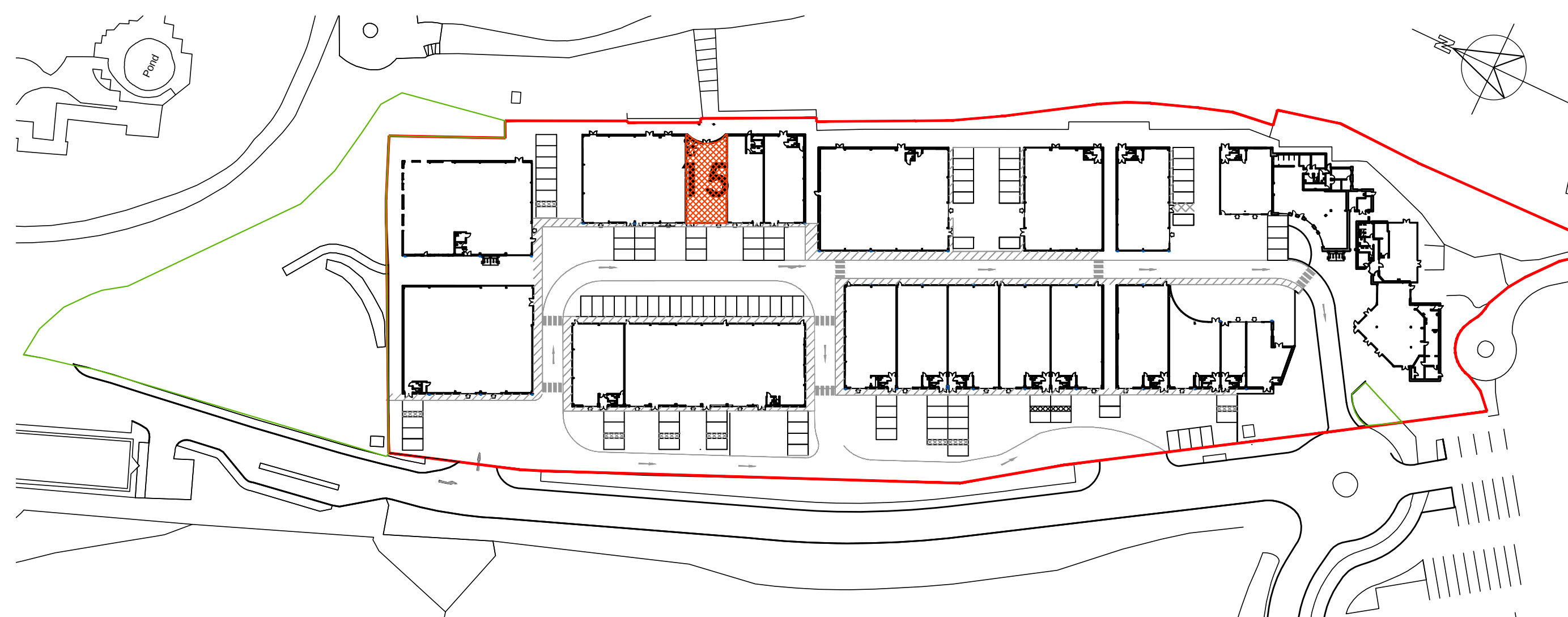
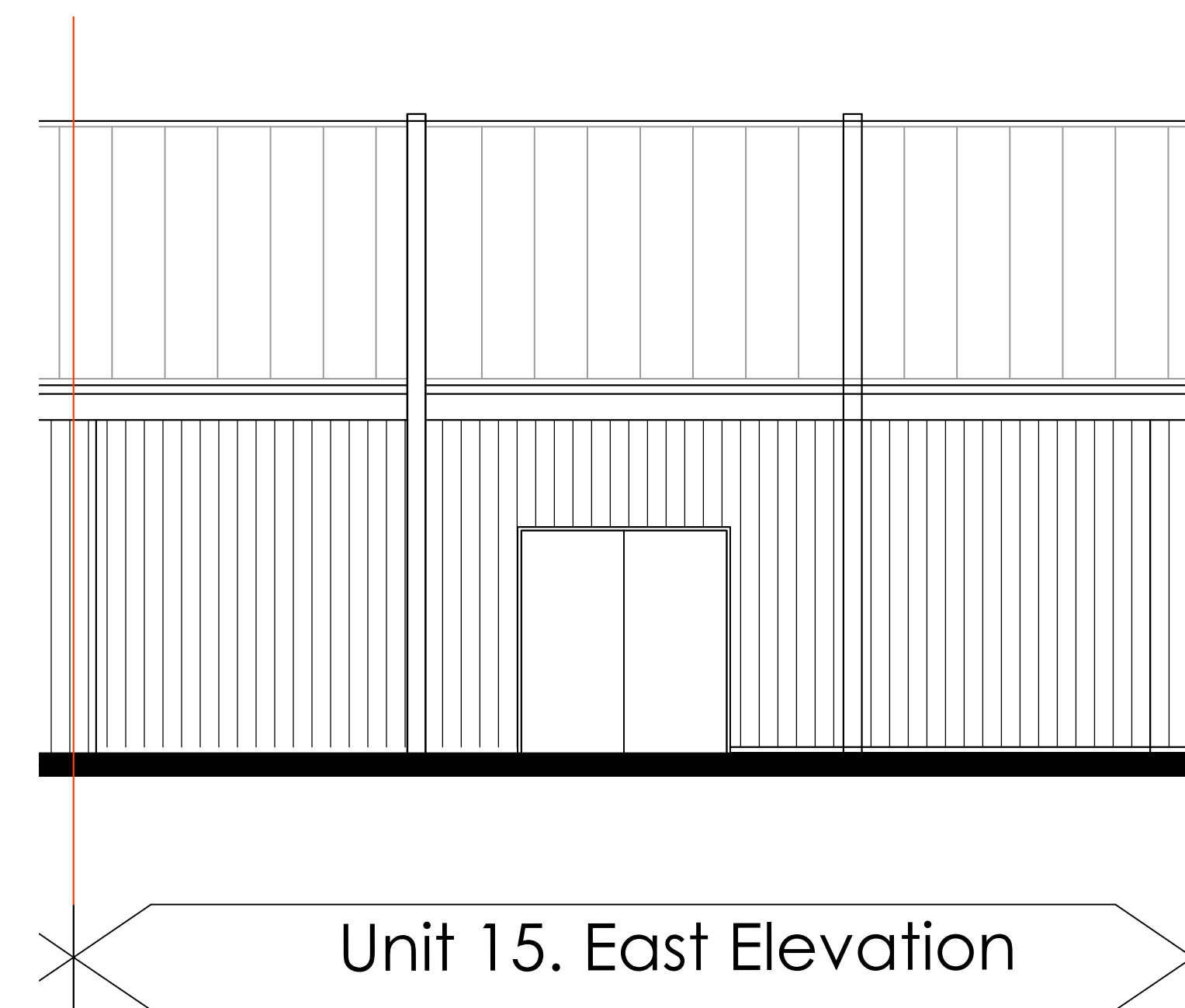
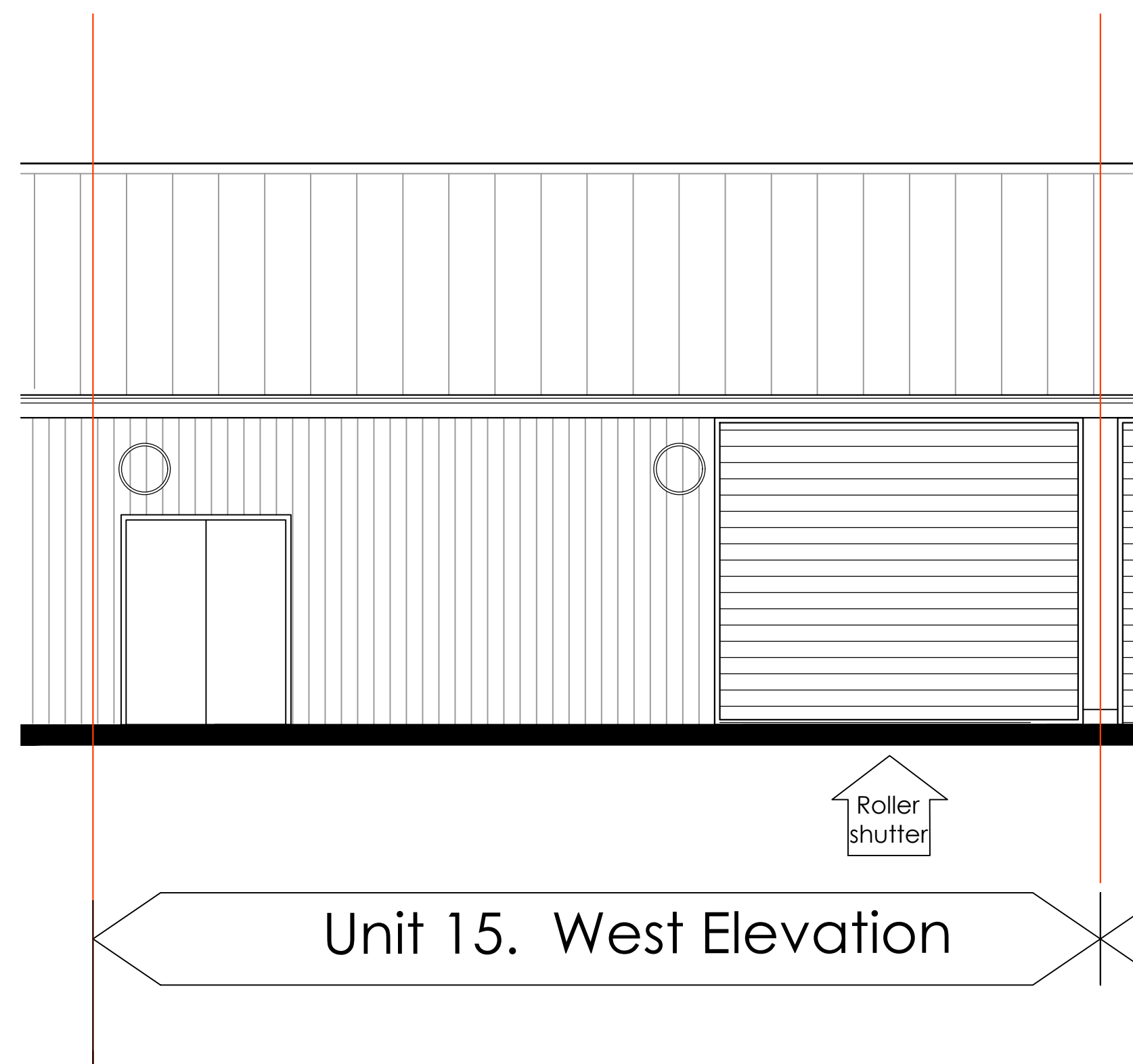
**Grant assistance**

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

Further information can be found at  
<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**  
**Creation Design - Wales**  
Tel: 01495 616277 / 07508890294  
[www.creationdesign-wales.com](http://www.creationdesign-wales.com)  
E-mail: [info@creationdesign-wales.com](mailto:info@creationdesign-wales.com)

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

**UNIT 15. PLAN & ELEVATIONS**

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