



Unit E, Roseheyworth Business Park North, Abertillery, NP13 1SX

Modern Industrial Unit

Summary

Tenure	To Let
Available Size	5,717 sq ft / 531.13 sq m
Rent	£32,875 per annum payable quarterly in advance
Service Charge	N/A
Rates Payable	£9,413.50 per annum based on 2023 valuation
Rateable Value	£16,750
EPC Rating	C (59)

Key Points

- Steel portal frame
- Integral offices
- 5.95m eaves rising to 7.41m apex
- Car parking/forecourt area
- Passenger lift

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Rates Payable	£9,413.50 per annum based on 2023 valuation
Rateable Value	£16,750
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	TBC
EPC Rating	C (59)

Description

The unit comprises a modern, semi-detached industrial unit of steel portal frame construction, with ancillary offices.

At ground floor level, the external elevations are formed of cavity walls with facing brick externally and blockwork internally. Above the walls is predominantly profile steel cladding. The butterfly roof design is covered with a profiled steel cladding system incorporating translucent roof lights.

Internally the accommodation provides an open plan manufacturing/production area together with 2 storey integral offices, kitchen area and WC's. The unit also benefits from a passenger lift. Windows and doors are double glazed and vehicle access is via 1 x sectional overhead door.

The planning classification of the unit is B1 and B2 only

Location

Roseheyworth Business Park is located on the A467. 4 Miles from the A465 - Heads of the Valleys Road and 16 Miles from the M4

Accommodation

The accommodation comprises the following areas:

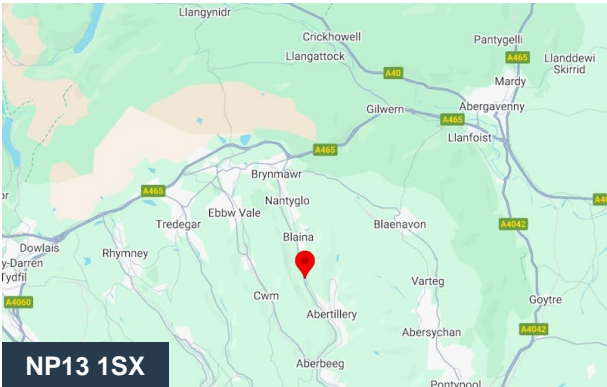
Name	sq ft	sq m
Unit - Warehouse	4,944	459.31
Unit - Office	772	71.72
Total	5,716	531.03

Specification


- Steel portal frame
- Integral offices
- Profiled steel cladding
- Translucent roof lights
- Offices, kitchen & WCs

Terms


The unit is available on a new Full repairing and Insuring (FRI) lease for a term of years to be agreed. Leases will be excluded from the Landlord and Tenant Act 1954.



Viewing & Further Information

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Energy performance certificate (EPC)

UNIT E ROSEHEYWORTH BUSINESS PARK ABERTILLERY NP13 1SX	Energy rating C	Valid until:	27 January 2031
		Certificate number:	1510-2721-5234-5771-5235
Property type		B8 Storage or Distribution	
Total floor area		439 square metres	

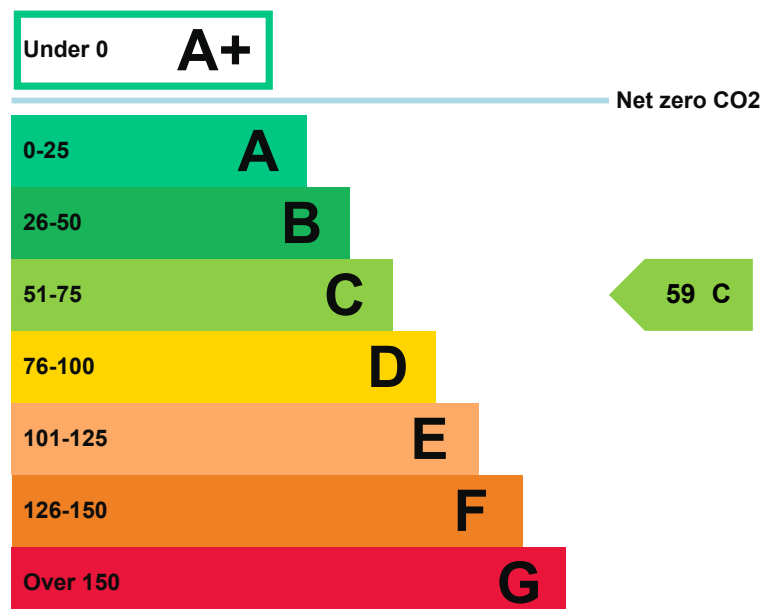
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

21 A

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	38.32
Primary energy use (kWh/m ² per year)	224

► [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/8347-3897-0320-0822-0496\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Adam Freeman
Telephone	07510090633
Email	adam@freemansurveying.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	ECMK
Assessor's ID	ECMK301829
Telephone	0333 123 1418
Email	info@ecmk.co.uk

About this assessment

Employer	
Employer address	South Wales Bristol South Glos
Assessor's declaration	The assessor is not related to the owner of the property.

Date of assessment

28 January 2021

Date of certificate

28 January 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

There are no related certificates for this property.

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5) [Service performance \(/service-performance\)](#)

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