



TO LET

Unit 14, Festival Park,
Ebbw Vale, **NP23 8FP**

Industrial Unit situated on a Newly created Business Park within a landscaped Environment

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



Size

5,189 sq ft (482.07 sq m)

Rent

£28,182 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.

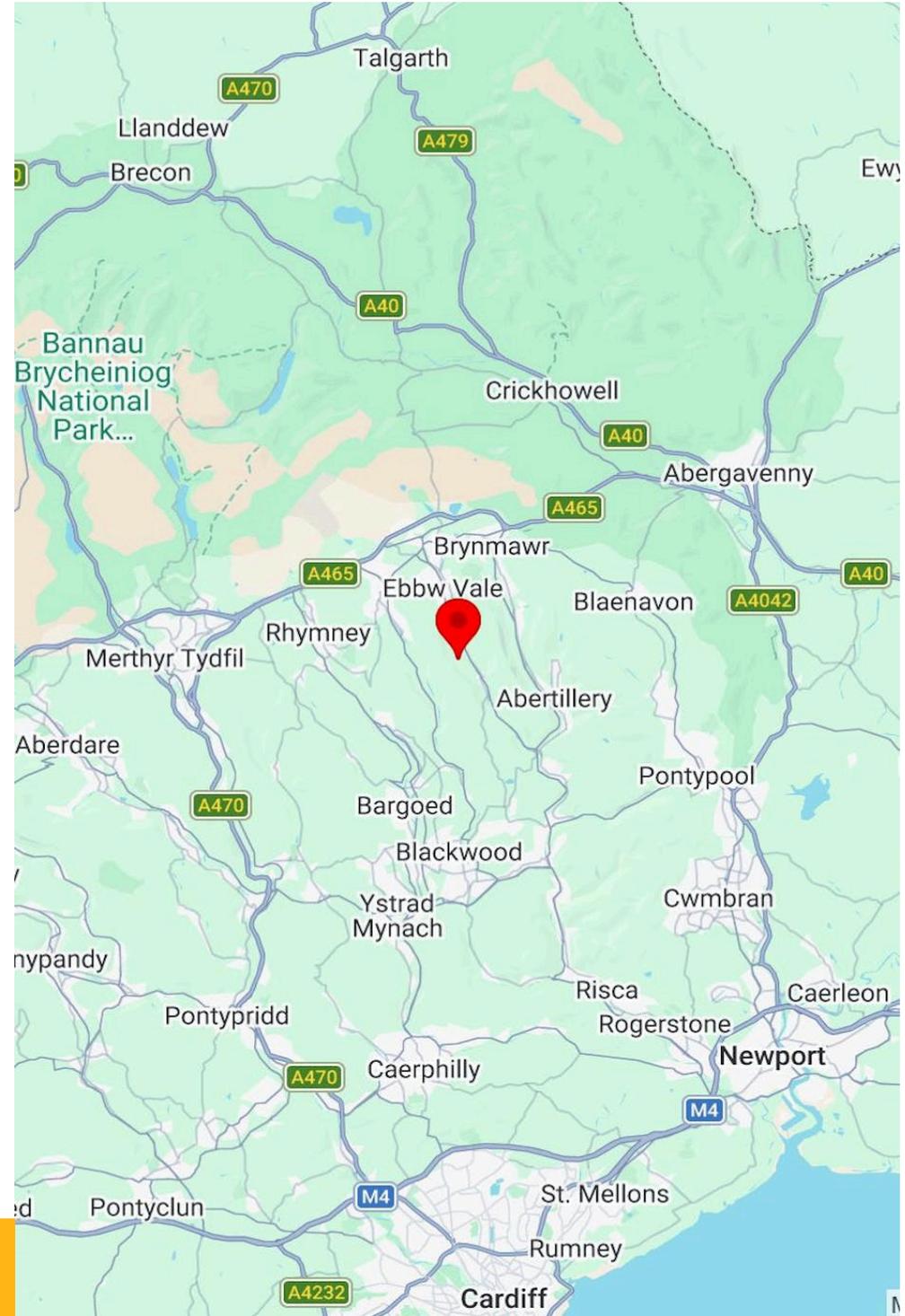
The main town of Ebbw Vale is located approximately two miles to the north of the site with surrounding occupiers including Aldi, Home Bargains and Premier Inn.

The nearest train station is Ebbw Vale Parkway approximately 0.5 miles from the property.

The stop provides access to Cardiff Central Station (50 minutes).

Connectivity

Road		
A465	5 miles	
Train Stations		
Ebbw Vale Parkway	0.5 miles	
Cities		
Ebbw Vale	2 miles	
Cardiff	28 miles	
Merthyr Tydfil	12 miles	



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.

Unit 14 is a semi-detached unit situated near the estate entrance.

- 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
- Blaenau Gwent are able to offer financial assistance to ingoing occupiers, subject to meeting certain criteria.
- Further information can be found at
- <https://www.blaenauwentbusinesshub.co.uk/BusinessSupport/Financial-Support>

Specification



EPC: B (49)



Kitchen



On-site security



Loading Doors (Surface level): 2



Lighting Type: LED

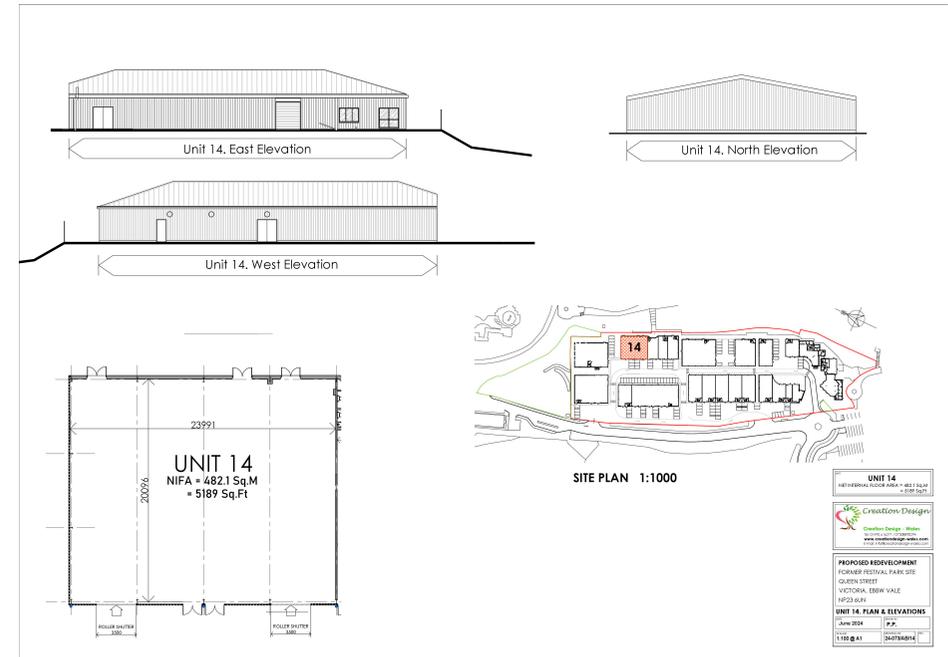


Recently refurbished

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
14	5,189	482
TOTAL	5,189	482

The accommodation comprises the following areas:





Unit 14, Festival Park,
Ebbw Vale, NP23 8FP



SITE PLAN

Plans are for identification purposes only 1:5000.

FP FESTIVAL
PARK
EBBW VALE ■ NP23 8FP



Sat Nav. NP23 8FP



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worldwords

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.

Estate Brochure

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

Rent

£28,182 per annum

Lease Terms

New Lease For a term of years to be agreed

Business rates

Rateable Value: £30,250
Rates Payable: £17,182 per annum Estimated
RV provided for indication purposes -TBC

Service charge

£4,621.46 per annum Budget figure year ending 2026

Legal Costs

Each party to bear their own costs

EPC

B (49)

VAT

Applicable

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**Jenkins
Best**
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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.

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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.