



**CUSHMAN &
WAKEFIELD**

INDUSTRIAL - TO LET ON FLEXIBLE TERMS

**Unit 5 Heads of the Valley Distribution Hub
Crown Avenue Industrial Estate, GWENT, NP22 4EF**



3,828.15 SQ M (41,206 SQ FT)

Property Highlights

- **Situated on a well established industrial estate**
- **Excellent access via the newly dualled A465 (Heads of the Valleys Road)**
- **Extensive warehouse and office accommodation arranged over three bays**
- **Generous loading bay**
- **Flexible lease terms (rent and term length)**

For more information, please contact:

Cushman & Wakefield

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cushmanwakefield.com

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Location

Crown Avenue Industrial Estate is situated within a well established industrial location, approximately 9 miles East of Merthyr Tydfil and 5 miles North of Tredegar. The property is located immediately South of the A465 (Heads of the Valleys Road), which is the main arterial road into the estate. The property can also be accessed via the A4281 which is located to the east of the Estate. Local occupiers include APT-ICC Ltd, Max Logistics Ltd and Discovery Glass.

Description

The property is arranged over three interconnecting warehouses (Bays 1, 2 and 3) with incorporated office accommodation. The property benefits from minimum eaves heights of 4.50m and maximum eaves heights of 5.85m. To the front elevation of the middle warehouse there is a covered tailgate loading bay. To the rear of the property there is a single storey lean-to.

Rent

£82,000 per annum

Flexible lease options are available.

Rating

Rateable Value: £35,250

Rates Payable: £18,542

UBR Multiplier 2018/19: 52.6p

Tenure

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed. Flexible lease lengths/terms available.

Accommodation

The Property has been measured on a Gross Internal Area (GIA) basis:

Description	Sq M	Sq Ft
Loading Bay	284.00	3,057
Warehouse	3,307.07	35,597
Offices / Ancillary	189.98	2,045
WCs / Kitchen	47.10	507
TOTAL	3,828.15	41,206

EPC

The premises has an EPC rating of D (99). A full copy of the certificate will be supplied to enquiring parties upon request

Services

We understand that mains services including electric and water are connected to the property. Parties are advised to undertake their own due diligence to determine suitability, connectivity and capacity.

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party to bear their own legal and surveyors costs incurred in the transaction.

Viewing

For further information and to arrange an inspection, please contact:

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