

Unit 5 Heads of the Valley Industrial Estate

RHYMNEY, NP22 5RL



4,133.78 sq m (44,496 sq ft)

Property Highlights

- Detached industrial warehouse located 2.5 miles south of the A465 dual carriageway
- External yard space to front and side elevation
- Level access roller shutter doors
- Two storey office / ancillary accommodation
- Available to let - whole or part (from 28,307 sq ft) or a sale of the freehold interest will be considered

For more information, please contact:

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Location

The property is located on the established Heads of the Valley Industrial Estate, Rhymney and benefits from excellent road communications, approximately 2.5 miles south of the A465 dual carriageway which in turn links to the A470 (leading to the M4 Junction 32, 25 miles to the south) and A40 (24 miles to the east, leading to the M50). The property itself is accessed via the main estate road.

Description

The property comprises a detached industrial / warehouse unit that has been extended to the southern elevation to provide additional warehousing accommodation. The premises are of steel portal frame construction under a pitched roof, with profile steel cladding to the side elevations.

Vehicular access is provided via 3 level access roller shutter doors, 2 of which lead onto the front and side yard areas, with the third door leading directly onto the estate road (from the southern warehouse extension). There is also an internal vehicular door that links the extension to the side canopy / lean-to area.

The property benefits from a minimum eaves height of 4.67m and a pitch height of 7.23m.

Accommodation

The property was measured, in accordance with the RICS Code of Measuring Practice (6th edition) to have the following approximate gross internal area (GIA):

Description	Sq M	Sq Ft
Main Warehouse	2,257.78	24,303
Rear Warehouse (Extension)	1,504.20	16,191
Canopy / Lean-To Area	152.92	1,646
Offices (Two Storey)	218.88	2,356
TOTAL	4,133.78	44,496

Business Rates

Rateable Value (2017 list)	£87,000
Rates Payable (2019/2020)	£45,762
UBR Multiplier (Wales 2019/20):	52.6p

Tenure

The premises are available by way of a new lease for a term of years to be agreed, as a whole or in part (from 28,307 sq ft). There is currently a lease of part to an existing tenant who have served notice to vacate by the 31st March 2020.

Alternatively, a sale of the freehold interest (whole) will also be considered.

Quoting Terms

On application with agent.

Services

We understand that mains services including 3 phase electricity, mains water and drainage are available to the property. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

EPC

C (69)

A full copy of the certificate will be supplied to enquiring parties.

Legal Costs

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

VAT

VAT will be charged on all costs.

Viewing

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

Cushman & Wakefield:

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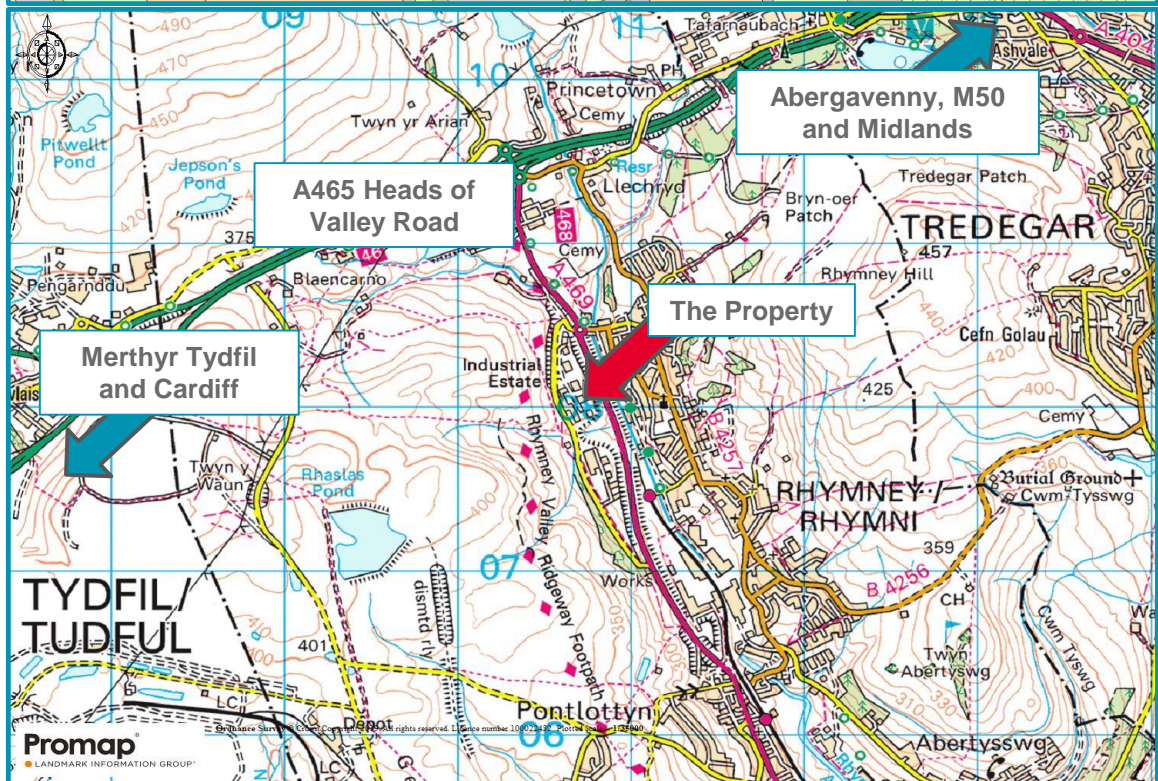
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October 2019



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