

**INDUSTRIAL /
WAREHOUSING**
1,893.30 sq m (20,380 sq ft)

UNIT 35
RASSAU INDUSTRIAL ESTATE
EBBW VALE, NP23 5SD



- / Warehouse / industrial unit with two storey office provision
- / Separate forecourt parking area and rear loading yard

- / 2 level access loading doors
- / Established industrial location with excellent access to A465
- / Minimum eaves height of 5.46m

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 **CUSHMAN &
WAKEFIELD**

UNIT 35

RASSAU INDUSTRIAL ESTATE
EBBW VALE, NP23 5SD

LOCATION

Rassau Industrial Estate is located adjacent to the A465 (Heads of the Valley dual carriageway), 6 miles to the east of Merthyr Tydfil, which provides access to the A470 intersection, leading to Cardiff and Junction 32 of the M4 to the south. Swansea is approximately 35 miles to the west and M50 motorway, providing links to the Midlands, approximately 30 miles to the east.

Rassau Industrial Estate is a well-established industrial location with estate occupiers including Yuasa Batteries, ZF Steering Systems and Zorba Foods.

Unit 35 is situated at the eastern end of Rassau Industrial Estate and shares a site with the adjoining Unit 34.

DESCRIPTION

The property comprises a contemporary semi-detached industrial unit of steel portal frame construction, arranged over 2 bays, clad in profiled steel sheeting under a pitched roof incorporating 10% translucent roof lighting panels.

The warehouse provides a clear warehouse / production area with a minimum eaves height of 5.46m, rising to a pitch height of 8.41m. There are a total of 2 (motorised) level access loading doors (4.00m height by 3.50m width), one of which incorporates a small canopy area, with both opening onto the rear yard area.

Two storey office accommodation is situated to the front elevation of the warehouse, incorporating reception area, WCs and kitchen point. There is also a changing / WC block within the warehouse itself.

The rear yard area is fully surfaced and is accessed to the side of the property. Pedestrian access and car parking is provided to the front of the property, via a shared entrance with the adjoining Unit 34.



TENURE

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.

SERVICES

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

ACCOMMODATION

The property was measured to have the following approximate gross internal area:

Accommodation	Area Sq M	Area Sq Ft
Warehouse	1,624.76 sq m	17,489 sq ft
Office / Ancillary (2 storey)	268.54 sq m	2,891 sq ft
Total	1,893.30 sq m	20,380 sq ft

EPC

The property has an energy performance certificate of E (112). A copy of the full certificate can be made available on request.



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RATEABLE VALUE

Rateable Value	£33,000
2018/2019 UBR	0.514

SERVICE CHARGE

The ingoing tenant will be responsible for paying a contribution towards the costs incurred in the maintenance and upkeep of common areas of the estate.

LEGAL COSTS

Each party will be responsible for their own legal costs and surveyor costs incurred in the transaction.

VAT

VAT will be charged on all costs.

FOR FURTHER INFORMATION AND TO ARRANGE INSPECTION PLEASE CONTACT:

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