

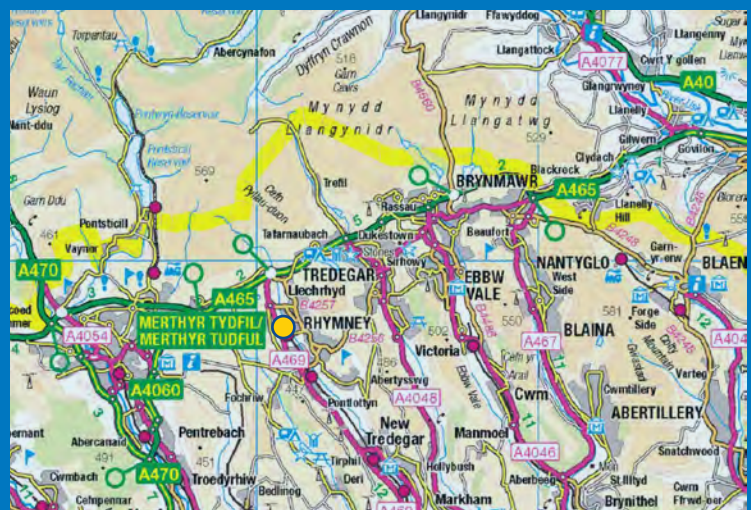
TO LET



Heads Of The Valley Industrial Estate NP22 5RL Rhymney

Industrial Units from 3,708 sq ft

- Established Distribution/Industrial location
- Easily accessible via The Heads Of The Valleys Road
- Incentives Available
- Ample Parking



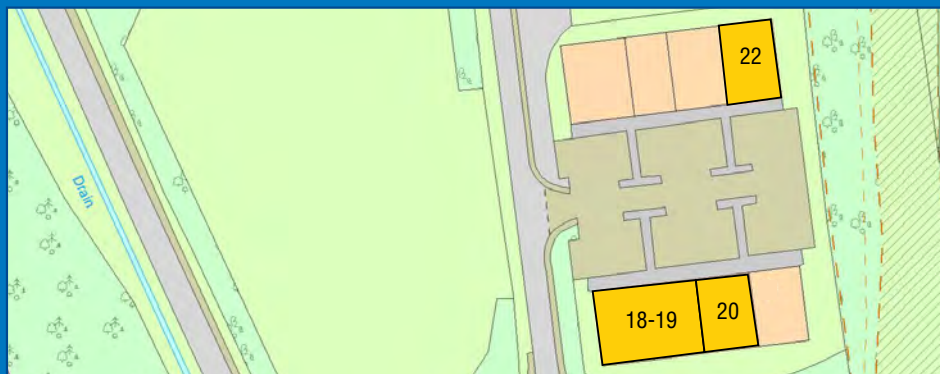
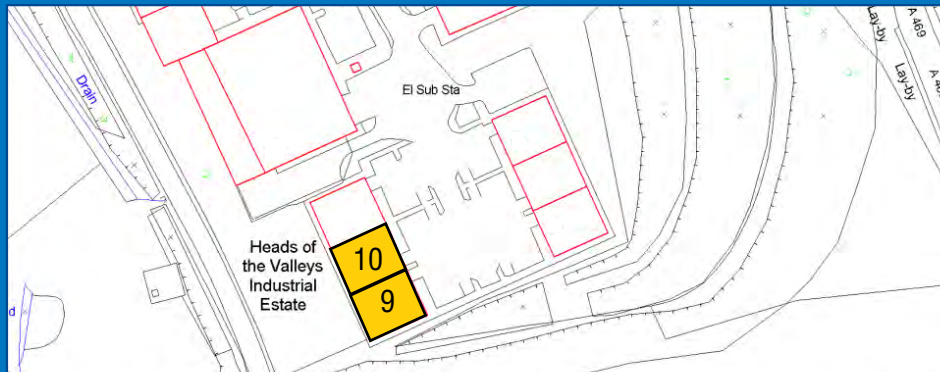
tel: 01443 844 795

email: chris.watkins@hansteen.co.uk

www.hansteen.co.uk

Heads Of The Valley Industrial Estate

CALL NOW TO ARRANGE A VIEWING



Further Information

For further information please contact the Landlord direct:



Misrepresentation Act 1967. These details are provided only as a general guide to what is being offered subject to contract and subject to lease being available and are not intended to be construed as containing any representation of fact upon which any interested party is entitled to rely. Other than this general guide neither we nor any person in our employ has any authority to make, give or imply any representation or warranty whatsoever relating to the properties in these details. **June 2016**

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Availability

Unit No	Size (sq m)	Size (sq ft)	EPC Rating
9	418	4,497	
10	413	4,445	46B
19	345	3,708	95D
22	416	4,479	

Location

The estate lies approximately 1 mile north west of Rhymney and 4 miles east of Merthyr Tydfil, with the A465 offering good transport links to South and west Wales as well as the mid-lands via the A40 and M5.

Key occupiers on the estate include Richards & Appleby, Convatec, Advanced Furniture.

Description

- Steel frame construction with brick/block work elevations part overlaid with steel profile cladding.
- Roller shutter doors.
- Eaves height of up to 8m.
- Forecourt providing vehicle parking.
- All mains services including gas.
- 3 Phase Electricity

Lease Terms

The unit will be available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent & Business Rates

On Application.

Service Charge

A variable service charge will be levied to cover the costs of maintenance and upkeep of the common parts of the estate.

Legal Costs

Each party to bear their own legal costs.

VAT

VAT will be charged on all costs.