



FOR SALE

INDUSTRIAL FACILITY

- Located on established estate
- Excellent road network links onto improved A465 Heads of Valleys road
- Self contained site including substantial side yard
- Car parking to front
- Office provision throughout
- Total 4,005 sqm (43,114 sqft)
- Site area approx 2.49a (1.01h)

Former Business Resource Ctr
Unit 2
Tafarnabach Industrial Estate
Tredegar
NP22 3AA



02920 248 901

gva.co.uk/Cardiff

March 2018

Location

Tafarnaabach Industrial Estate is located North of Tredegar directly accessed from A465 heads of valleys road. The estate is an established industrial location alongside adjacent Rassau Industrial Estate, and houses occupiers including Tenecco Walker, Gerry Jones Transport and Liberty Steel. Cardiff is located approximately 30 miles South with M4 motorway approx 25 miles away along A465/A470.

The property is positioned at the entrance to the estate.

Description

The property comprises an industrial/manufacturing unit constructed in various parts over a period of years with addition of extension space.

The main warehouse is constructed of a portal frame with profile sheet clad elevations under pitched roof, which has been adapted to comprises individual segments for previous use as a training facility. The warehouse has office provision running the front elevation. To the side is a more recently constructed office block providing accommodation over 2 floors. To the rear is a more recently added warehouse extension which provides offices over 2 floors, together with separate terrace of smaller light industrial units constructed behind. To front part of the site is a small self-contained 2 storey office block.

The accommodation is constructed on a self contained site comprising a total of 2.49 acres (1.01 hectares) and provides large central yard area with substantial car parking provision to front.

Accommodation

The subject property comprises the following accommodation, measured in accordance with the RICS Code of Measuring Practice 6th Edition.

Summary	Metric	Imperial
Main Warehouse	1443	15536
Main Warehouse Of-fices	1693	18219
TOTAL MAIN WAREHOUSE	3136	33755
Side Offices	240	2582
Detached Office Block	128	1379
Rear Terrace	501	5398
TOTAL	4005	43114

Tenure

We are advised that the property is held freehold.

Price

£650,000 exclusive.

Services

We understand the property has benefit of mains services connections but purchaser should rely on their own enquiries. Details on capacities available on application to agents.

Planning

The property was most recently used as a training facility by Blaenau Gwent CBC but lends itself for industrial and manufacturing uses, subject to the granting of requisite planning permission.

EPC

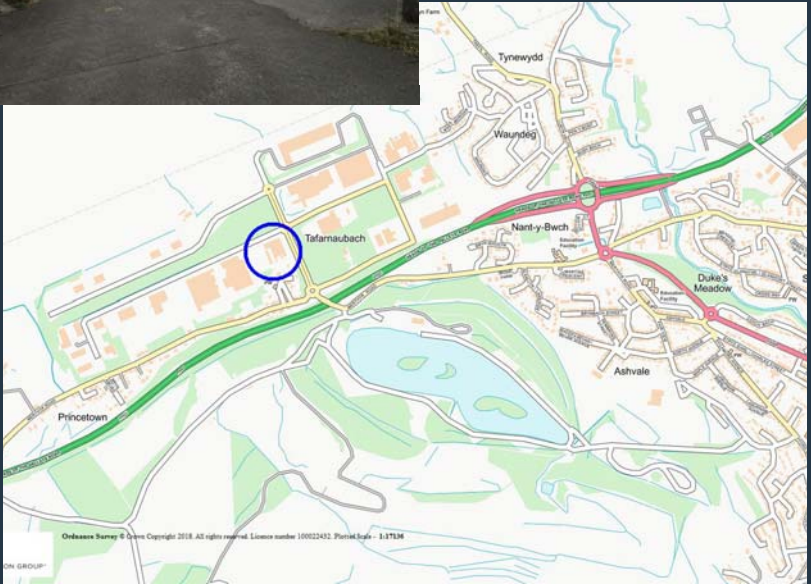
Rating of . Details on application to agents.

Rates

The property is assessed as workshops & premises and has a Rateable Value of £69,000, with rates payable at £35,466 for year 2018/2019.

Costs

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



For further information please contact:

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