

To Let

Rassau Industrial Estate,
Ebbw Vale, NP23 5SD

Photographs taken January 2019



Warehouse / Distribution Unit
1,876.61 sq m (20,200 sq ft)

PROPERTY FEATURES

- Units 31 & 32
- Detached industrial / warehouse
- Recently refurbished
- 6m min height
- Two storey offices

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LOCATION

The property is located on Rassau Industrial Estate, an established industrial location overlooking the A465 (Heads of the Valley Road).

Merthyr Tydfil is 6 miles to the west, where the A470 dual carriageway provides direct access to Cardiff and Junction 32 of the M4 Motorway. Swansea is 35 miles to the west and is accessed via the A465 and the M50 Motorway is approximately 30 miles to the east of the estate.

DESCRIPTION

Detached industrial / warehouse unit of steel portal frame construction offering clear open space and benefitting from the following:

- 6m minimum eaves height
- Two level access roller shutter doors
- Open plan office space
- Toilet and kitchen facilities
- Separate car parking and loading area

ACCOMMODATION

The property has the following Gross Internal Area:

Description	Sq M	Sq Ft
Warehouse	1,624.56	(17,487)
GF Office	128.12	(1,379)
FF Office	123.93	(1,334)
Total	1,876.61	(20,200)

Can be sub divided to offer two units of 929 sq m (10,000 sq ft)

TENURE

The current leases expires in December 2022 and can the property can sub-let individually or combined

RENT

£66,975 per annum

RATEABLE VALUE

Rateable Value - £33,750 (2017 List)



SERVICES

We understand the unit benefits from three phase electricity

EPC

Rating D (100)
A full certificate available on request

Legal Costs

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

VAT

VAT will be charged on the costs.

VIEWING / FURTHER INFORMATION

Please contact Sole Agents Knight Frank



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