

TO LET/MAY SELL

Possible turnkey developments



Land at Crown Business Park, Tredegar, NP22 4EF

- Located in close proximity to the A465 Heads of The Valleys Road
- 1.91 acres / 0.77 hectares
- Clients will consider leasehold and freehold disposal as well as turnkey developments of B1, B2 & B8 units.
- Proposed units from circa 6,000 sq ft.

Location

Crown Business Park, Tredegar is an established business location, situated to the immediate south of the A465 Heads of the Valleys Road. The A465 links in turn to the A470 and Merthyr Tydfil to the east, with the M4 (J32) located approximately 25 miles to the south. The A40, linking to Abergavenny and beyond to the Midlands (via the M50) is provided to the east.



Description

The site comprises a regularly shaped, predominantly flat parcel of land fronting Crown Business Park Estate Road. The site currently consists of grassland and is approximately 0.77 hectares (1.91 acres) in size.

As per the Blaenau Gwent Local Development Plan (adopted November 2012) the land is allocated as Employment Area (EMP1).

Nearby occupiers include Reflex Embroidery, David Spear Commercials, Metro Rod Drainage and Victoria Garden Centre.

Tenure & Terms

Our clients will consider a leasehold or freehold disposal of the site as well as the development of individual units to suit occupier requirements. A plan showing the proposed developments can be provided upon request.

Rateable Value

To be assessed.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

Viewing

Strictly by appointment with joint agents Hutchings & Thomas or DLP Surveyors.

Agents

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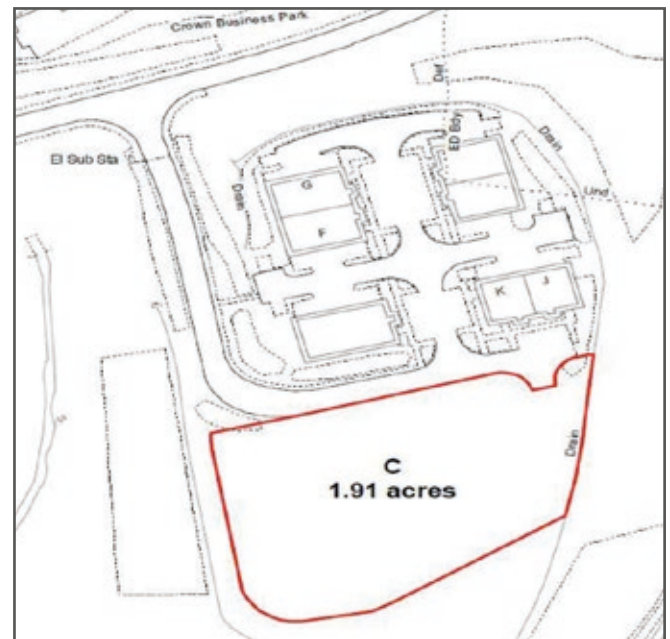
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