

# To Let



## Unit 6A, Cwmtillery Industrial Estate Cwmtillery, Abertillery NP13 1LZ

- Well established Industrial Estate
- 789.39 sq m/8,497sq ft Gross internal area
- Modern unit with self-contained Yard

## Location

The subject property is located on the Cwmtillery Industrial Estate, a well-established industrial estate in the County Borough of Blaenau Gwent, which is approximately 2 miles to the northeast of Abertillery town centre. The property lies within a short distance of the A467. The A467 provides access to J28 of the M4 15 miles to the south and the A465 (Heads of the Valleys Road) 5 miles to the north.

Local occupiers include the Royal Mail distribution centre, Tillery Valley Foods, Vintage Bespoke Joinery and Tillery Windows.

## Description

The property comprises in the main a detached unit constructed in 2000 of traditional steel frame with profile insulated clad roof and elevations, and benefits from a self-contained fenced yard area.

The property has electric roller shutter door access into the warehouse space which has strip lighting and translucent roof sheets for additional natural lighting. A separate personnel door (with roller shutter security) provides access into the Reception area.

The property provides well-appointed office space with modern lighting units and carpet, together with a fully fitted kitchen area and male and female WCs.

The property is fully alarmed with CCTV monitoring and benefits from mains electricity, drainage and propane gas supply, from a tank situated on the south end of the site.

## Accommodation

The accommodation as follows has been measured on a gross internal area basis in accordance with RICS Property Management, 2nd Edition, January 2018:-

Room	sq m	sq ft
Warehouse & Offices	673.62	7251
Mezzanine Store, Office etc.	115.77	1246
<b>Total GIA</b>	<b>789.39</b>	<b>8497</b>

## Car Parking

Fenced yard and parking area on site.

## Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Quoting Rent

We are quoting a rental of £35,000 per annum, exclusive of VAT.

## Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D-84. (Certificate N° 0196-0757-4030-8300-1503). Valid until 10th May 2025.

## Rateable Value

1st April 2017 – present: £19,000.

## 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 sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

### Haydn Thomas

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