

# FOR SALE / MAY CONSIDER RENTAL

**HUTCHINGS  
THOMAS**  
PROPERTY CONSULTANTS



DUE TO RELOCATION

## Ty Perllan Nantgavenny Business Park Nantgavenny Lane, Mardy Abergavenny, NP7 6LG

- Rare opportunity to purchase/lease a modern business unit.
- Total Gross internal area 307.94 m<sup>2</sup>/3,307 sq. ft.
- Self contained site with loading and parking.
- Built to a high standard.
- The property is currently partly let.

## Location

The premises are located to the north of Abergavenny town centre in the area known as Mardy. Access to and from the premises by road is excellent with the Hereford Road B4521 giving access to Abergavenny to the south and the main A465 giving access to Hereford and The Midlands to the north and to Abergavenny and Newport and the M4 motorway to the south.

Nantgavenny Business Park comprises a recently developed, mixture of terraced and detached modern warehouse production / industrial units.

## Description

The property comprises a detached modern premises of steel framed construction and insulated clad sheeting with half brick elevations. The property has a full height glass entrance atrium which leads into a reception area with male, female, and disabled WC facilities. An internal glass and stainless-steel balustrade stairwell leads to the upper floor mezzanine area. The ground floor comprises a production area with some office space. Part of the warehouse has been sub divided to create a self-contained production area, which is currently let to a separate company.

The ground floor also provides a stores utility room which has a small kitchenette along with the plant and controls for the ground source heat pumps. The internal staircase at the reception area leads to a landing / circulation area which gives access to a meeting room with a fully glazed wall fronting onto the atrium area as well as a large office area with good natural lighting by way of UPVC double glazed windows and central heating radiators.

The property has been developed to an extremely high standard benefitting from insulated steel cladding, concrete power floated slab, having modern LED lighting throughout and is heated by way of ground source heat pumps.

The external areas are tarmacked, and the site is gated and fenced. The site also includes a teered, grassed area and orchard, planted with fruit trees.

## 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
Ground Floor	220.80	2369
1st Floor Mezzanine	87.14	938
<b>Total Gross Internal Area</b>	<b>307.94</b>	<b>3307</b>

## Car Parking

The property benefits from being situated on its own site with parking for approximately 7 plus vehicles.

## Tenure & Terms

The property is available for sale Freehold. Alternatively, the property is available by way of a new full repairing and insuring lease for a term of years to be agreed. The property is partly let by way of a short-term agreement, further details are available upon request.

## Quoting Freehold Figure

Price upon application.

## Quoting Rental

£35,000 per annum exclusive.

## 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 B/49. (Certificate N° 0050-9930-0313-0290-9030 valid until 1st November 2027). A copy of the certificate is available upon request.

## Rateable Value

**Description:** Warehouse & Premises

**Rateable Value:** £14,750 (2017 List)

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Monmouthshire County Council – [www.monmouthshire.gov.uk](http://www.monmouthshire.gov.uk).

## 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.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

## Viewing

Strictly by appointment with sole agents Hutchings & Thomas.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

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