

TO LET



Unit G Crown Business Park Tredegar NP22 4EF

- Available August 2022
- Located within close proximity to A465 (Heads of the Valleys Road)
- Total GIA approx. area 276 m² / 2,971 sq. ft

Location

Tredegar is situated just south of the A465 Heads of the Valleys Road in Blaenau Gwent. The town has an approximate population of 15,100 (2011 Census) and is a well-established industrial location, with a number of large industrial estates. The property is located on Crown Business Park, located immediately south of the A465 Heads of the Valleys Road. Following the upgrading of this road, it now provides excellent access to Merthyr and the A470 to the east. To the west access is provided to Abergavenny, the A40 and the midlands (via the M50 motorway). Crown Business Park is home to a range of industrial and trade counter style operators including Metro Rod, Sogefi, Eurocaps and many others.

Description

The semi-detached unit is of portal frame construction. External elevations are of cavity brick, the remaining elevations are a mix of double-glazed units to the front and part of the side elevation with the balance being sectionalised insulation panels.

Internally the unit benefits from office accommodation to the front, primarily of open plan configuration. Within the production area mezzanine accommodation has been constructed over the office to provide lightweight storage, fluorescent strip lighting has also been installed.

Externally an open skip compound has been enclosed to provide additional storage. The unit has a service yard and car parking within a landscaped setting.

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	165	1,776
Offices	111	1,195
Total Gross Internal Area	276	2,971
Mezzanine Floor	111	1,195

Tenure & Terms

The property is available by way of a full repairing and insuring lease, incorporating periodic rent reviews.

Quoting Rental

£16,000 per annum exclusive.

Service Charge

The ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the common areas, landscaping and access road. Further details are available upon request.

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 C / 65. (Certificate N°0398-2388-1230-8700-2203 valid until 26th September 2022). A copy of the certificate is available upon request.

Rateable Value

Description: Warehouse, Offices and Premises

Rateable Value: £10,250

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 Newport City Council – www.newport.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.

Contact

For more information contact Haydn Thomas:

Haydn Thomas

01633 214 444

ht@hutchings-thomas.co.uk

Important Notice

Hutchings & Thomas gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained here in (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any area, measurements or distances referred to herein are approximate only. 6. Where there is a reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not be way of statement of fact.