

To Let



Unit 9 Cwmtillery Industrial Estate Cwmtillery, Abertillery NP13 1LZ

- Well established Industrial Estate
- 267.33 m² / 2,878 sq ft Gross internal area
- End terrace unit with parking

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, REO Cars sales, Tillery Valley Foods, and Tillery Windows.

Description

The property comprises a semi-detached, end terrace unit of traditional steel portal frame construction with steel sheet elevations and profile asbestos sheet roof.

The property has 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 ground floor ancillary area.

The property provides further office space to the first floor, together with a kitchen area and male and female WCs to the ground floor.

Accommodation

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

Approx. NIA	sq m	sq ft
Ground Floor	245.65	2645
First Floor Offices	21.68	233
Total GIA	267.33	2878

Energy Performance Rating

Further information upon request.

Rateable Value

Description: Workshop & Premises
Rateable Value: £9,200

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 Blaenau Gwent County Borough Council – www.blaenau-gwent.gov.uk.

Service Charge / Insurance

A service charge will be payable for landscaping and maintenance of the estate. The property will be insured by the landlord and charged back to the tenant.

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 £12,000 per annum, exclusive of VAT.

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

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