



TO LET

**B2 GENERAL INDUSTRIAL, B1
BUSINESS**

465 SQ FT (43.20 SQ M)



**Unit 6, Blaenant Industrial Estate,
Brynmawr, Blaenau Gwent
NP23 4BX**

01495 369496

LOCATION

Brynmaur is accessed via the A467 road which provides a link to Newport and the M4 to the south and The Heads of the Valleys to the north.

DESCRIPTION

The building comprises of a terraced/end of terrace/semi-detached/detached industrial unit of steel portal frame construction.

It is a single storey property with brickwork and profile steel sheeting to the external elevations. The pitched roof is also clad with profile steel sheeting.

Internally the accommodation contains an office, WC and open plan workshop/production area. There is a pedestrian access door and vehicle access is via a roller shutter door/sectional overhead door.

TENURE

3-year internal repairing and insuring leases, on terms to be agreed.

Longer lease terms may be considered, subject to the Landlord's approval.

Leases will be excluded from the Landlord and Tenant Act 1954.

Occupiers will be required to comply with the Landlord's estate management policies.

RENT

Rent: £3,720 per annum, exclusive of VAT (if applicable), service charge, business rates and utilities.

There is to be a rental deposit equivalent to 3 months rent.

EPC

The property has an Energy Performance Certificate (EPC) rating of D.

RATING

Business rates (NNDR) will be payable by the tenant.

The non-domestic rating multiplier for Wales for 2026/27 is 0.502.

There may be rates relief available, subject to eligibility. Interested parties are advised to make their own enquiries with the local authority.

LEGAL COSTS

The in-going tenant is to be liable for a contribution towards the Landlord's legal fees of £370.

VIEWING/FURTHER INFORMATION

Please contact the Economic Development Unit: -

Tel: 01495 369496

Email: business@blaenau-gwent.gov.uk

MISREPRESENTATION ACT 1967

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