



TO LET

**B1 BUSINESS, B8 STORAGE OR
DISTRIBUTION, B2 GENERAL
INDUSTRIAL**

900 SQ FT (83.61 SQ M)



**Unit 9, Llanhilleth Industrial Estate,
Llanhilleth, Abertillery, Blaenau Gwent
NP13 2RX**

01495 369496

LOCATION

Llanhilleth Industrial Estate is situated adjacent to the A467 roadway approximately 4.8 kilometres (3 miles) to the north of Newbridge and 6.4 kilometres (4 miles) to the south of Abertillery.

TENURE

The units are available on new leases for terms of years to be agreed. Leases will be excluded from the Landlord and Tenant Act 1954.

RENT

Rents are exclusive of VAT (if applicable), service charge and buildings insurance.

EPC

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RATING

The multiplier for 2025/2026 is £0.568

There may also be rates relief available under the Welsh Government scheme. Further information is available at <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

LEGAL COSTS

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

VIEWING/FURTHER INFORMATION

Please contact the Economic Development Unit.

Tel: 01495 369496

Email: business@blaenau-gwent.gov.uk

MISREPRESENTATION ACT 1967

1. These particulars are a general outline only. For the guidance of prospective purchaser or tenants, and do not constitute the whole or part of an offer or contract;
2. Blaenau Gwent CBC cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy;
3. No employee of Blaenau Gwent CBC has any authority to make or give any representation or warranty to enter into any contract whatever in relation to the property;
4. Rents quoted in these particulars may be subject to VAT in addition;
5. Blaenau Gwent CBC will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and
6. The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospecting purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.