



TO LET

**B2 GENERAL INDUSTRIAL, B1
BUSINESS**

1,250 SQ FT (116.13 SQ M)



**Unit 1, Cwm Small Business Centre, Cwm,
Ebbw Vale, Blaenau Gwent**

NP23 7TB

01495 369496

LOCATION

Cwm Small Business Centre is an established industrial and employment location in the village of Cwm, located just south of Ebbw Vale town centre. The centre benefits from convenient access to the local and wider Valleys road network, providing connections to Ebbw Vale, Tredegar and Abertillery, with onward links to Abergavenny, Merthyr Tydfil, Cardiff and the M4 motorway corridor.

DESCRIPTION

Cwm Small Business Centre comprises a range of single-storey industrial and business units, designed to support small and growing enterprises. The units are of traditional construction and provide practical, flexible accommodation suitable for a variety of employment uses.

Individual units typically offer open-plan working space, with some units incorporating ancillary accommodation such as office and WC facilities. Access is provided via pedestrian entrances and loading doors, suitable for operational use.

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 Landlords estate management policies.

RENT

Rent: £8,125 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 EPC rating of A.

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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