



TO LET

**B1 BUSINESS, B2 GENERAL
INDUSTRIAL**

3,068 SQ FT (285.02 SQ M)



**Unit 1, Roseheyworth Business Park,
Roseheyworth, Abertillery, Blaenau Gwent
NP13 1SP**

01495 369496

LOCATION

Roseheyworth Industrial Estate South is located on the A467.

4 Miles from the A465 - Heads of the Valleys Road

16 Miles from the M4

DESCRIPTION

Available from March 2026.

The property comprises of a single storey, semi-detached business unit located on the established Roseheyworth Business Park.

The building is of steel portal frame construction with brickwork and profile corrugated sheeting to the external elevations. The pitched roof is also clad with profile steel sheeting incorporating translucent panels. There are double glazed powder coated aluminium windows and pedestrian access to the front elevation together with a sectional overhead door to the rear elevation. LED lighting throughout.

Internally, the unit provides office space, male and female WCs and an open plan workshop/production area.

RENT

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

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

EPC

TBC

RATING

The multiplier for 2025/2026 is £0.568

There may also be rates relief available under the WG scheme. Further information is available at www.cymru.gov.uk

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



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