



**B2 GENERAL INDUSTRIAL, B8 STORAGE
OR DISTRIBUTION
300 SQ FT (27.87 SQ M)**



**Unit 18, Cwm Small Business Centre,
Cwm, Ebbw Vale, Blaenau Gwent
NP23 7TB**

01495 369496

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

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 building insurance.

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

EPC

Rated - E

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 of £350.

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;
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