



**TO LET**

**B1 BUSINESS**

**160 SQ FT (14.86 SQ M)**



**Office B, Blaenau Gwent Workshops, Pond  
Road, Brynmawr, Blaenau Gwent  
NP23 4BL**

**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

Office B

## 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

EPC Rating 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](http://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](mailto: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;
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