



**TO LET**

**B2 GENERAL INDUSTRIAL  
900 SQ FT (83.61 SQ M)**



**Unit 12, Crown Avenue Industrial Estate,  
Dukestown, Tredegar, Blaenau Gwent  
NP22 4EE**

**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

To be confirmed

## 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

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