



TO LET

B1 BUSINESS

760 SQ FT (70.60 SQ M)



**Unit 15, Roseheyworth Business Park -
South, Roseheyworth, Abertillery, Blaenau
Gwent
NP13 1SP**

01495 369496

LOCATION

Roseheyworth Business Park is located on the A467.
4 Miles from the A465 - Heads of the Valleys Road
16 Miles from the M4"

DESCRIPTION

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

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

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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 £350.00.

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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