



**B2 GENERAL INDUSTRIAL, B8 STORAGE
OR DISTRIBUTION
465 SQ FT (43.20 SQ M)**

**Unit 10, Blaenant Industrial Estate,
Brynmawr, Blaenau Gwent
NP23 4BX**

01495 369496

LOCATION

"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. "

DESCRIPTION

Brynmawr 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.

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

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

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