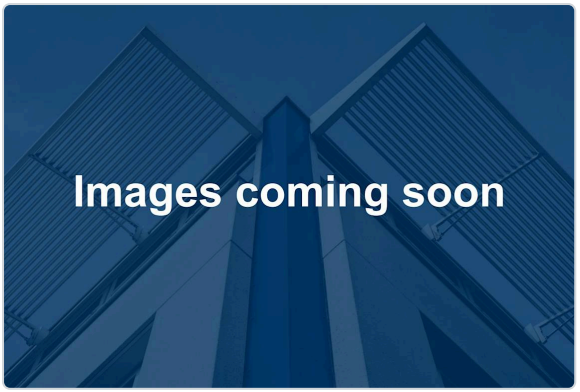
Rising Sun Industrial Estate

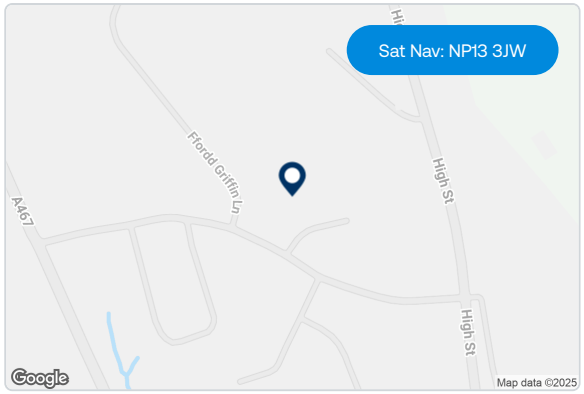
Blaina, NP13 3JW

Warehouse | 2,332 - 10,138 ft^2

- Close proximity to A465
- Roller shutter doors
- Office accommodation
- Ample parking
- Three phase power







Description

Units 13 - 15 are warehouse units with ancillary offices. External walls are cavity construction with facing brick outside and blockwork inside, topped by profiled steel cladding. Pitched roofs have profiled steel cladding with translucent roof lights. Inside, each unit offers open-plan manufacturing/production space, two-story offices, and WCs. Vehicle access is via full-height loading doors: Units 13 and 14 have doors 4.8m wide by 3.5m high; Unit 15 has doors 4.2m wide by 4.5m high. Eaves height ranges from 4.4m to 6.2m.

Units 16-18 form a block of three portal frame units with ancillary offices. External walls match Units 13-15 with cavity construction, facing brick, blockwork, and profiled steel cladding. Roofs are pitched with profiled steel cladding and translucent roof lights. Internally, they provide open-plan manufacturing/ production areas, two-story integral offices, and WCs. Vehicle access is via full-height loading doors. Eaves height ranges from 4.2m to 5.1m.

Location

Rising Sun Industrial Estate is located in Blaina within Blaenau Gwent County Borough Council. The estate is adjacent to the A467 and about 4 miles south of the A465 Heads of the Valleys Road. Junctions 27 and 28 of the M4 motorway lie approximately 15 miles to the south. The estate is well served by public transport, with regular bus services running along the A467 connecting Blaina to nearby towns and transport hubs. The nearest train station is Ebbw Vale Town, around 6 miles away, providing rail links to Cardiff and other key destinations.

Further information

EPC
Units 16-18 : D

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Ross Jenkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

Craig Jones
Jenkins Best
craig@jenkinsbest.com
02920 340 033

Henry Best
Jenkins Best
henry@jenkinsbest.com
07738 960 012



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
11	Warehouse	2,332	Under offer	1,100
13	Warehouse	2,392	Coming soon	1,100
14	Warehouse	2,928	Coming soon	13,500
15	Warehouse	4,818	Coming soon	2,125
16 - 18	Warehouse	9,530	Coming soon	4,370
Total		22,000		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway