

**TO LET**

# UNIT 9 RISING SUN INDUSTRIAL ESTATE ABERTILLERY, NP13 3JW

**1,482.8 sq m (15,960 sq ft) Semi-detached unit to be refurbished.**

Rising Sun Industrial Estate is situated adjacent to the A467, and approximately 4 miles to the south of the A465 Heads of the Valleys Road. The Heads of the Valleys Road has been upgraded to provide excellent road links (dual carriageway) both eastwards linking to the Midlands and South West and also westwards linking to South west and mid-Wales. Junctions 27 and 28 of the M4 motorway are approximately 15 miles to the south.

Unit 9 Rising Sun comprises a semi detached Industrial/warehouse premise with ancillary accommodation.

## KEY FEATURES

- Semi Detached Unit
- Level access loading
- Ground floor warehouse / ancillary space with first floor office accommodation
- Dedicated car parking spaces
- Min Eaves 5.125 m
- Electric powered access door
- 3 Phase Electricity

## TENURE AND TERMS

The property is available on a new lease on terms to be agreed. Annual rent £60,000 excl. VAT (Flexible options considered from 6 to 12 months for short term storage).

## SERVICES

We understand that mains services including three phase electricity, water and drainage are available to the property. Interested parties are advised to make their own enquiries to establish suitability and capacity.



## FOR MORE INFORMATION, PLEASE CONTACT

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## RATING

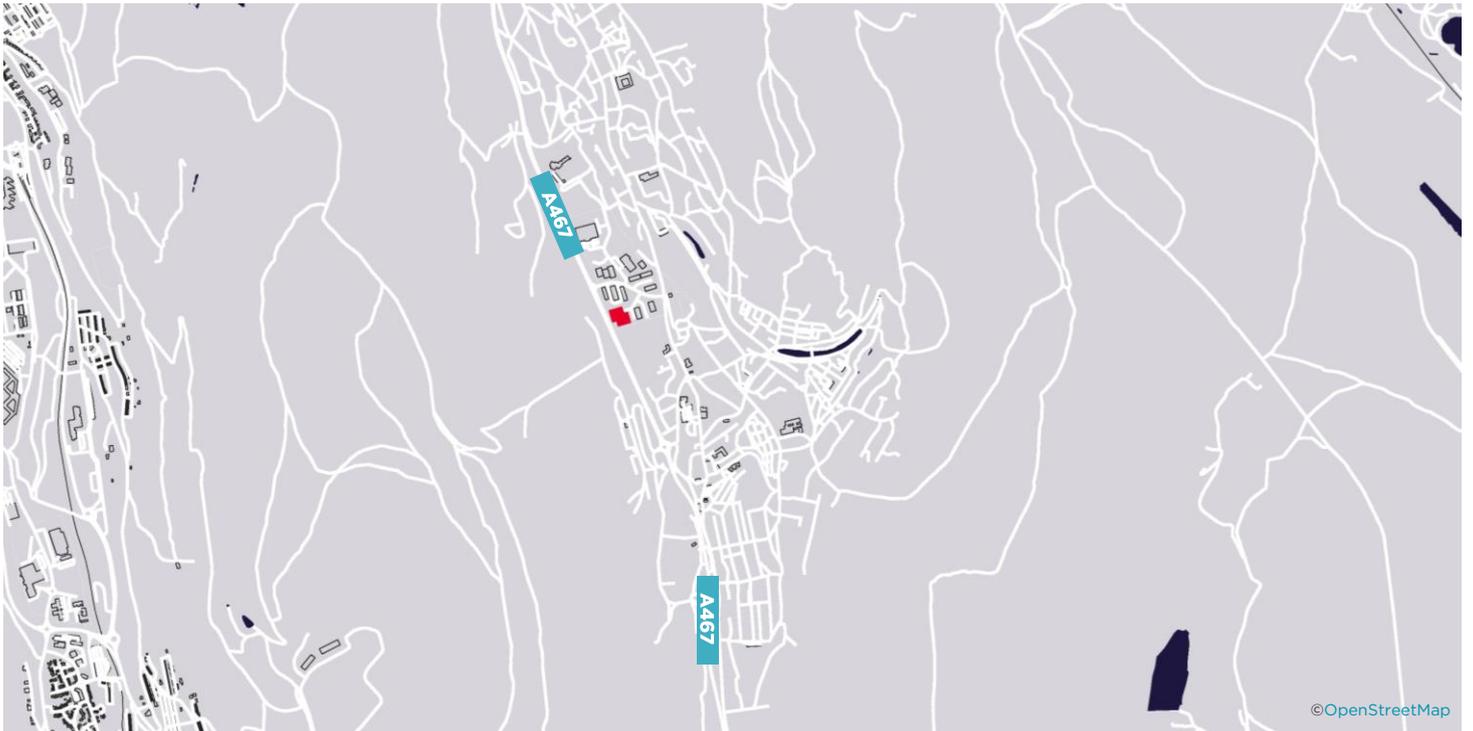
Rateable Value to be re-assessed.  
Multiplier 56.2 pence 2024/25.  
Please contact Blaenau Gwent Council for additional information.

## ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D (88). A full copy of the certificate is available on request.

## LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.



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