

Continental Business Park, Waun-y-Pound

Ebbw Vale, Heads of the Valleys NP23 6PL

Business Park
Ebbw Vale


Continental



123,194 sq.ft (11,445 sq.m) production / warehouse facility - size from 2,491 sq.ft
Available on flexible lease terms - 24 hour security - managed site
Strategically located to road infrastructure serving Wales and Midlands

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029 2125 0050

LOCATION

The property is situated on Continental Business Park at Waun-y-Pound, a strategic and accessible location in South Wales just south of the A465 Heads of the Valleys Road and providing good transport links to the M4 (via the A470) and the M50 (via the A40).

The property is about one mile north of Ebbw Vale town centre which is home to the offices of Blaenau Gwent County Borough Council.

Approximate journey times by car and distances to various locations are as follows:

Cardiff	32 miles	54 mins
Newport	23 miles	42 mins
Birmingham	101 miles	2 hrs 4 mins
Bristol	50 miles	1 hr 11 mins

DESCRIPTION

The property comprises a production / distribution facility with the following features:

- Prominent road frontage
- 24hr on site security and gatehouse
- Ample car parking
- Two storey offices at front of building
- Steel frame construction
- Minimum eaves height of 5.0 metres (rising to 8 metres in high bay)
- Gantry crane (5 tonne SWL) to high bay warehouse
- Loading canopies
- Fully serviced site
- Weighbridge facility

SERVICES

- Electricity (3,000 KVA)
- Sprinkler system installed throughout
- Integrated oil fired heating
- Water
- Compressed air lines (6 bars / 200 bar)

TENURE

The property is available by way of sub-leases on flexible terms to suit occupier's requirements.

SERVICE CHARGE

A service charge will be payable to cover the costs of providing security, maintenance of estate and common parts, common services and insurance.

ACCOMMODATION

The accommodation comprises a total gross internal floor area of approximately **11,445 sq.m (123,194 sq.ft)** arranged as follows:

High Bay	1,685 sq.m	18,137 sq.ft
Main Production Area	5,269 sq.m	56,694 sq.ft
Warehouse Bay 1	1,120 sq.m	12,055 sq.ft
Warehouse Bay 2	1,085 sq.m	11,679 sq.ft
Storage Bay	432 sq.m	4,650 sq.ft
Loading Area	255 sq.m	2,745 sq.ft
Canopy	225 sq.m	2,491 sq.ft
Offices / ancillary GF	664 sq.m	7,152 sq.ft
Offices / ancillary FF	710 sq.m	7,642 sq.ft

Consideration will be given to splitting the unit into smaller bays.

LEGAL COSTS

Each party to be responsible for its own legal costs.

VAT

VAT will be charged.

RATES

Business rates will be payable in respect of the space occupied further details available on request.

RENT

On application.

GRANT ASSISTANCE

The property is located in an area that benefits from the highest levels of assistance under the Convergence programme.

Interested parties should contact the Welsh Government on 08457 775 577 to discuss grant availability.

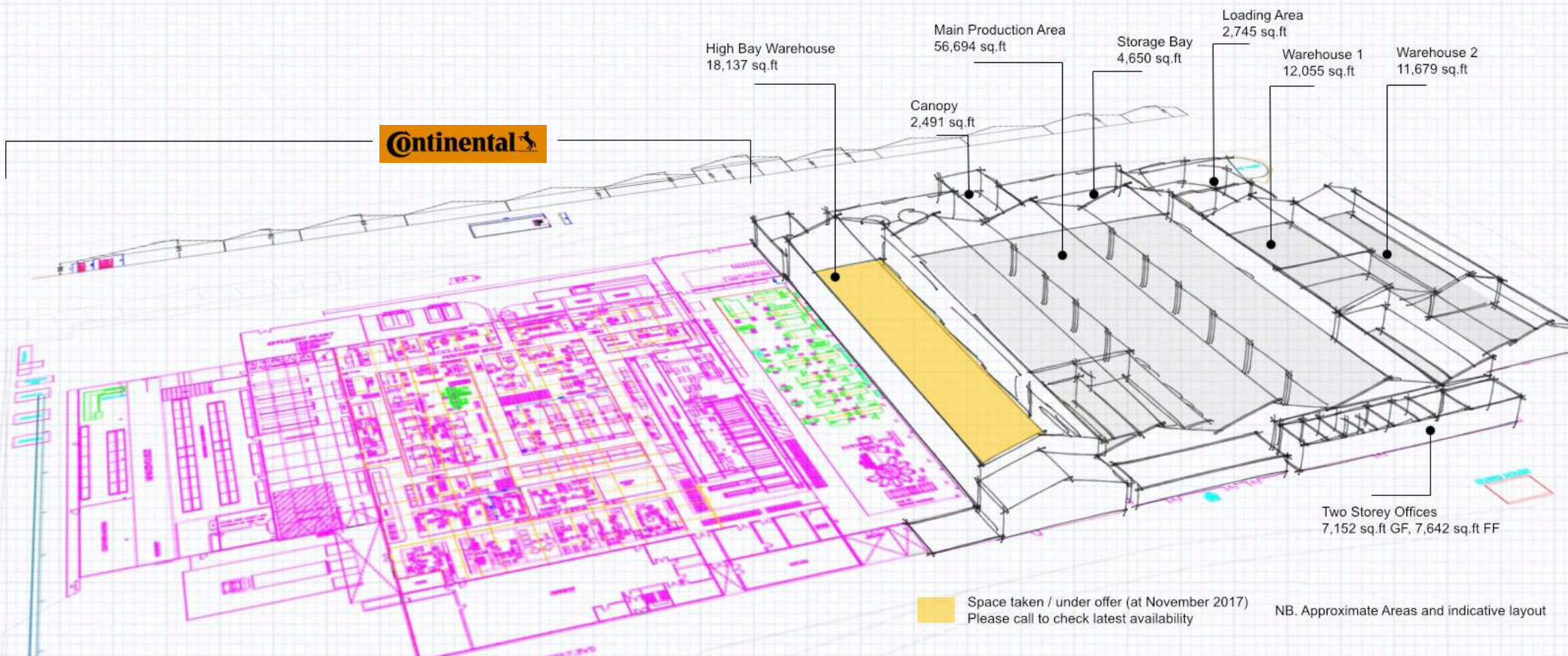
VIEWING

Strictly by arrangement only.

For further information, please contact sole letting agents:



Stuart Hogg
E: sh@stuarthogg.com
M: 07723 923770



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Important Notice:

1. These particulars do not constitute any part of an offer or contract.
2. All statements contained in these particulars are made without responsibility on the part of the agent, licensor / lessor and nothing in these particulars is to be relied upon as a statement or representation of fact.
3. Any intending licensee / lessee must satisfy itself as to the correctness of each of the statements contained in these particulars.
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