

Heads of the Valleys Industrial Estate

Unit 4, Rhymney,
South Wales, NP22 5RL

Brand new detached industrial / warehouse
unit Available to let | 29,468 sq ft



Sustainable New Build



Modern industrial warehouse

Unit 4 is a newly constructed industrial / warehouse unit at Heads of the Valleys Industrial Estate. This high quality unit offers clear open warehousing and manufacturing space with open plan office accommodation to first floor. The property also benefits from staff welfare & changing facilities on ground floor level. Externally, the property benefits from a secure gated yard with parking and landscaped outdoor amenity space.

The property has excellent sustainability credentials including BREEAM Very Good and EPC A Ratings, EV Charging Points and PV/Solar on the roof.

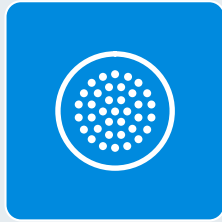


Detached industrial / warehouse unit

29,468 sq ft



50kn/m² floor
loading



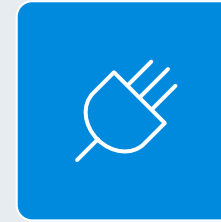
LED lighting



Landscaped
outdoor amenity
space



EV Charging
Points



300 kVa power
supply



4 level access
doors



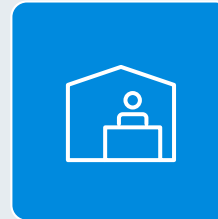
Open plan
2 storey offices



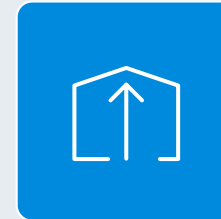
PV solar panel
roof



Easy access to
A465, A470, M4
and M5



Self contained
site



8 m eaves height



Secure gated
yard

Site plan & accommodation

Unit 4	Area (sq ft)	Area (sq m)
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Warehouse	26,106	2,425
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Reception/Welfare	1,197	111
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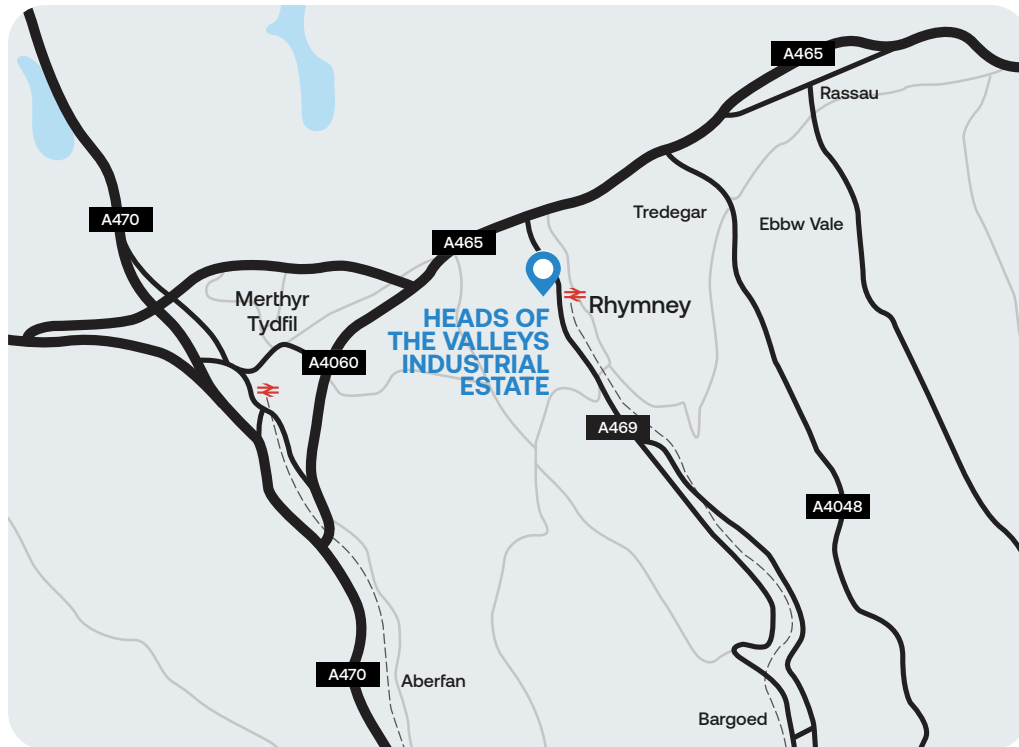
Office / Welfare	2,165	201
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Total	29,468	2,738
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Location



Heads of the Valleys Industrial Estate is an established and strategically located estate 1 mile south of the A465 Heads of the Valleys Road, which provides direct access to the M4 and M5 motorways.



By Road

The A465 provides excellent road access to the whole of South Wales. The A470 at Merthyr is 6 miles away and leads south to J32 of the M4 and Cardiff (30 minutes travel time). To the east, the M50-M5-M6 is 50 minutes away and provides access to the Midlands.



By Air

Bristol, Cardiff and Birmingham airports are all within easy reach.



By Port

Key Welsh ports including Cardiff, Newport, Swansea and Port Talbot are all within a 38 mile radius.

Travel times

Cities	Distance
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Cardiff 25 miles

Newport 30 miles

Swansea 37 miles

Port Talbot 35 miles

By Train Distance

Rhymney 1.3 miles

Cardiff 35 miles

By Air	Distance
1. From New York to London	3,450 miles
2. From London to Paris	210 miles
3. From Paris to Rome	550 miles
4. From Rome to Athens	1,100 miles
5. From Athens to Jerusalem	1,700 miles
6. From Jerusalem to Baghdad	2,000 miles
7. From Baghdad to Tokyo	6,000 miles
8. From Tokyo to Sydney	4,900 miles
9. From Sydney to Los Angeles	5,400 miles
10. From Los Angeles to New York	2,450 miles

Cardiff Airport	38 miles
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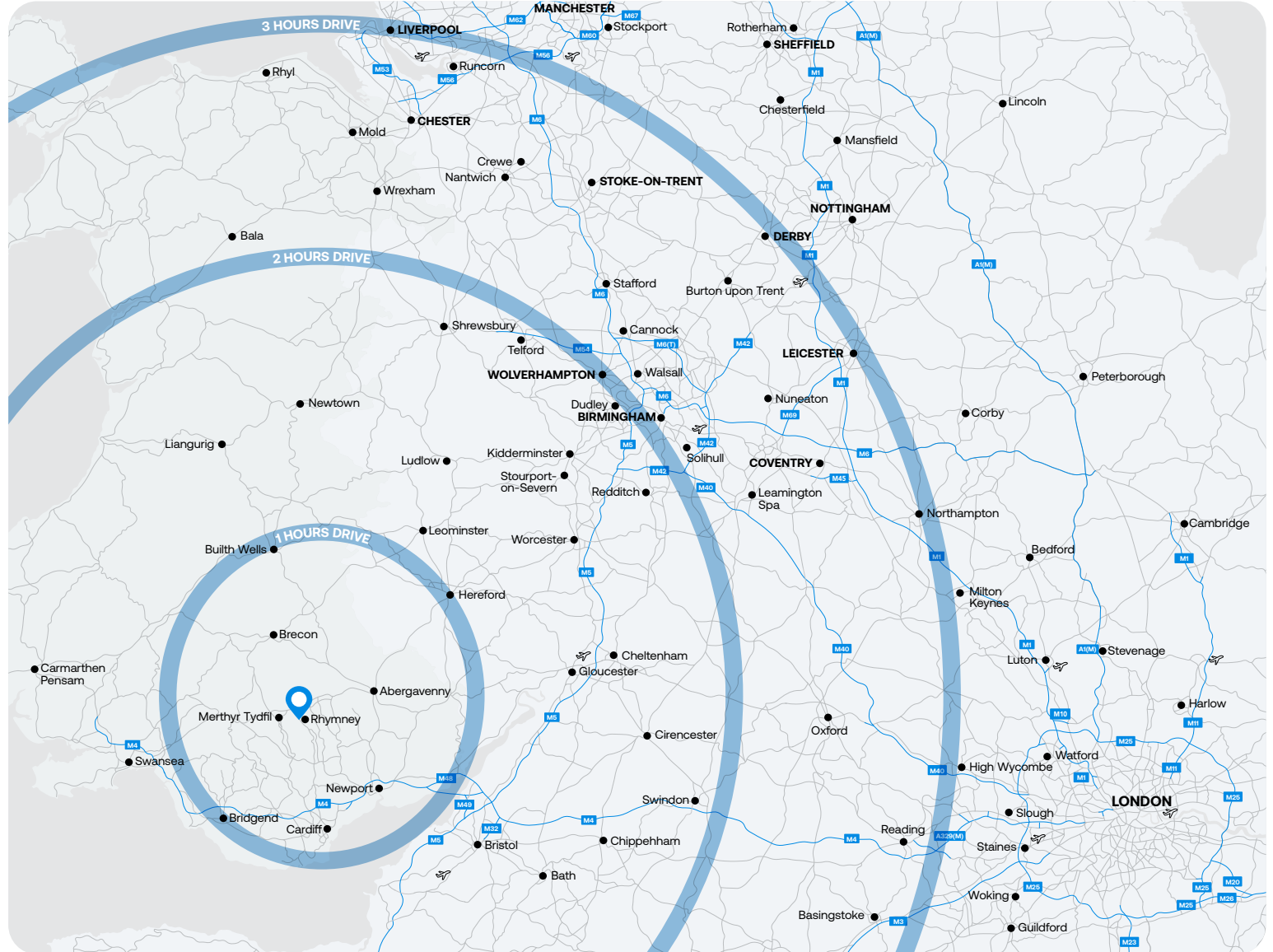
Bristol Airport	67miles
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Birmingham Airport	111 miles
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Motorways	Distance
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A 165 Heads of the Valley Road 1 mile

A 470 0 100 200 300 400 500 600 700 800 900 1000



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[Book a viewing](#)

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Further information:

EPC

EPC Rating A. Copy available upon request.

VAT

VAT is to be charged on all payments.

Rateable Value

To be assessed on completion of the development.

Legal Costs

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

Terms

Unit 4 is available by way of a new Full Repairing and Insuring Lease - for a term of years to be agreed.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

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