

# Tafarnaubach Industrial Estate

Tredegar NP22 3AA

Warehouse | 4,544 ft<sup>2</sup>



A465 links with A470  
and M4



Roller shutter doors



LED lighting



Three phase power



Office  
accommodation

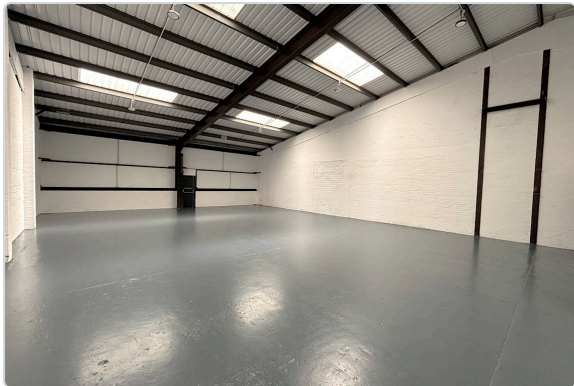


Ample car parking

Coming soon

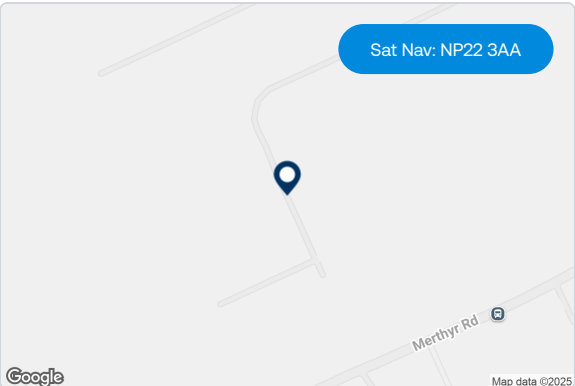


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## Description

The unit benefits from a roller shutter door, pedestrian entrance, three-phase electricity, LED lighting, internal offices and WC facilities. The unit is of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting. The pitched roof is clad in double skinned profiled sheeting incorporating translucent panels. Access to the unit is via steel roller shutter loading door and pedestrian door. The unit has its own car parking area to the front.



## Location

Tafarnaubach Industrial Estate in Tredegar lies approximately 2 miles north west of Rhymney, 7 miles east of Merthyr Tydfil and 4.4 miles north east of Ebbw Vale. The A465 offers great transport links to South and West Wales and the Midlands (via the A40 24 miles to the east, leading to the M50). The A465 links with A470 at Merthyr and leads to J32 of the M4, 29 miles to the south and Cardiff.

## Further information

|                                              |                                                                                                                                      |                                                                      |                                                                                                              |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>EPC</b><br>EPC is available upon request. | <b>Rent</b><br>Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | <b>Terms</b><br>Available on new full repairing and insuring leases. | <b>Legal costs</b><br>All parties will be responsible for their own legal costs incurred in the transaction. |
|----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

[Book a viewing](#)

**James Moriarty-Simmonds**  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

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

**Anthony Jenkins**  
Jenkins Best  
anthony@jenkinsbest.com  
07768 233 919

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



## Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 19 | Warehouse     | 4,544        | Immediately  | 2,190        |
| Total   |               | 4,544        |              |              |

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.

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