

Heads of the Valley Industrial Estate

Rhymney, NP22 5RL

Warehouse | 4,494 - 8,988 ft²



Minimum eaves 3.7 m



Internal two storey offices



Forecourt parking



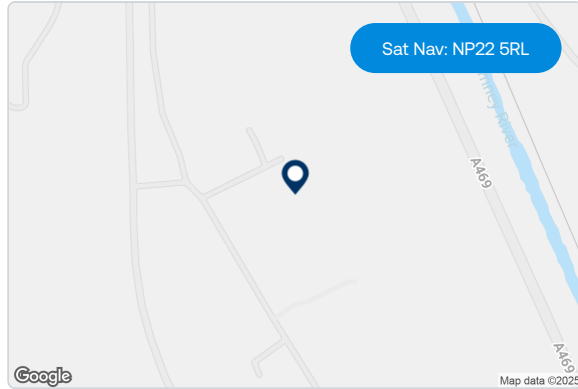
2 No. level loading doors



LED lighting

Available to Let

LastMileFirst | mileway.com



Description

Units 7 and 8 are recently refurbished mid and end-of-terrace properties. These units feature two level loading doors, an internal two-story office block, and a steel portal frame construction. Additionally, there is a forecourt parking and loading area. The minimum eaves height is 3.7 meters, while the maximum eaves height reaches 5.9 meters.

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. 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.

Further information

EPC

Unit 7 : C,
Unit 8 : C

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](#)

Scott Jones
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 (£)
7	Warehouse	4,494	Immediately	2,155
8	Warehouse	4,494	Immediately	2,155
Total		8,988		

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