

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

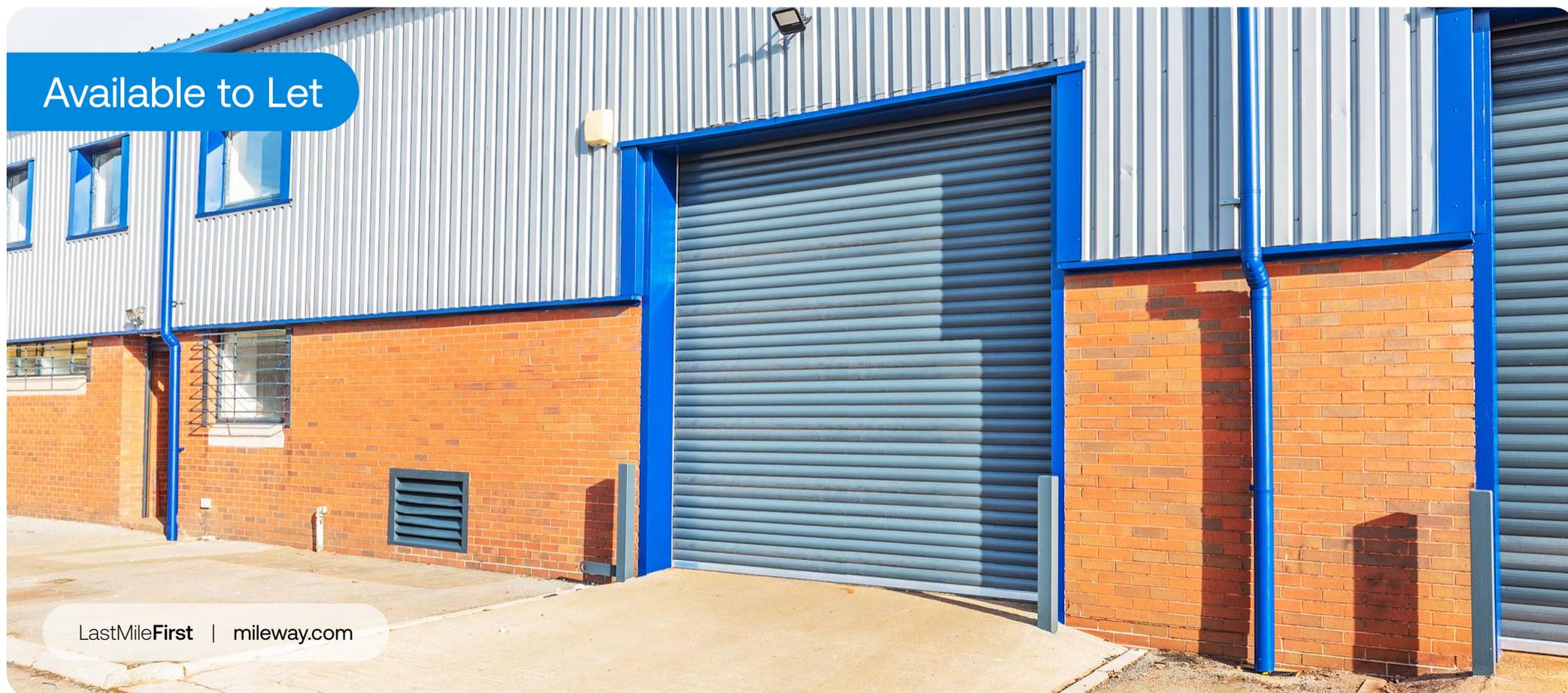


2 No. level loading doors

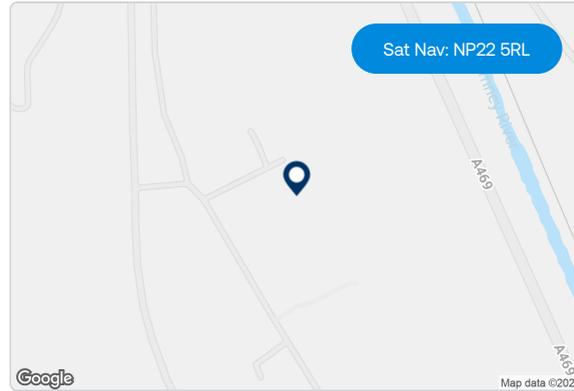


LED lighting

Available to Let



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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 J.32 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.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
7	Warehouse	4,494	Under offer	2,155
8	Warehouse	4,494	Under offer	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.

[Book a viewing](#)

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