

# Heads of the Valley Industrial Estate

Heads of the Valley Industrial Rhymney NP22 5RL

Warehouse | 4,543 ft<sup>2</sup>



Roller shutter



Two storey office accommodation



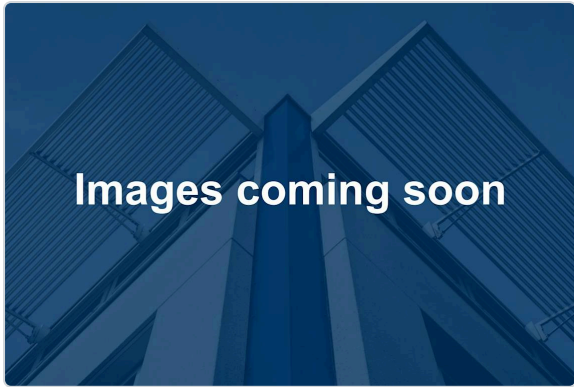
Minimum eaves height 3.7m



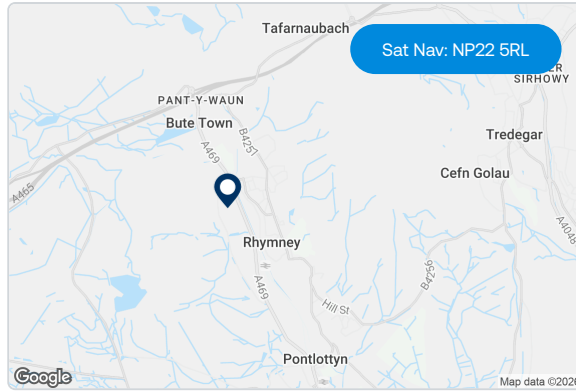
Forecourt loading and parking

Coming soon





Images coming soon



## Description

Unit 21 is an end of terrace property featuring a level loading door, 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  
21: 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.

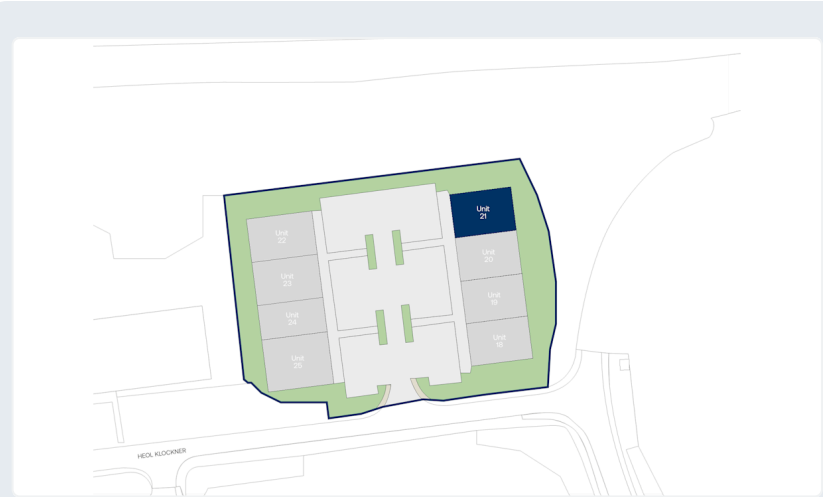
[Book a viewing](#)

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## Accommodation:

| Unit         | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|--------------|---------------|--------------|--------------|--------------|
| 21           | Warehouse     | 4,543        | Coming soon  | 2,180        |
| <b>Total</b> |               | <b>4,543</b> |              |              |

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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