

# Sirhowy Hill Industrial Estate

Tredegar, NP22 4QZ

Warehouse | 1,475 ft<sup>2</sup>



Secure 24/7 access



Steel frame construction



Pedestrian entrance

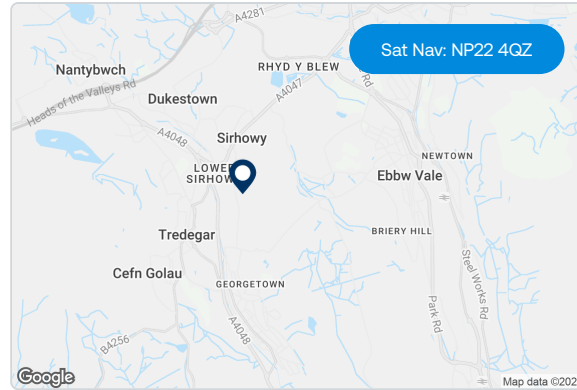


Three phase power

Coming soon Q3 2026



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## Description

The estate comprises 14 units of modern design built in the 1970s. The units are of steel frame construction with elevations predominately of brick/blockwork and profile steel sheeting.

The pitched roofs are clad in double skinned profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and pedestrian doors. The estate has recently undergone a refurbishment which includes re-coating to the external cladding.

All units are unsuitable for mechanics.

## Further information

**EPC Unit**  
13: 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.

## Location

The estate is situated off Thomas Ellis Way which joins Beaufort Road and in turn the A4048 (Tredegar Bypass). The A4048 provides access to the A465 Heads of the Valley Road approximately 1 mile to the north and J28 of the M4 motorway approximately 20 miles to the south. The site is approximately ½ mile north east of Tredegar town centre.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
13	Warehouse	1,477	Coming soon	800
Total		1,477		

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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# Mileway

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