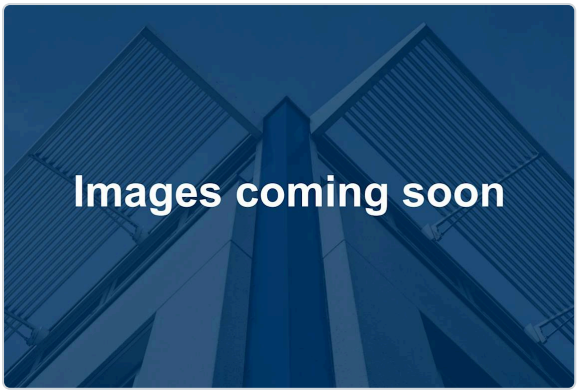
Mileway

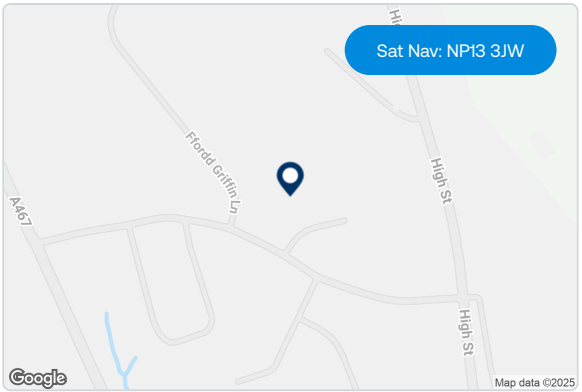
Rising Sun Industrial Estate

Blaina, NP13 3JW

Warehouse | 2,332 - 10,138 ft^2

- Close proximity to A465
- Roller shutter doors
- Office accommodation
- Ample parking
- Three phase power





Description

Units 13 - 15 are warehouse units with ancillary offices. External walls are cavity construction with facing brick outside and blockwork inside, topped by profiled steel cladding. Pitched roofs have profiled steel cladding with translucent roof lights. Inside, each unit offers open-plan manufacturing/production space, two-story offices, and WCs. Vehicle access is via full-height loading doors: Units 13 and 14 have doors 4.8m wide by 3.5m high; Unit 15 has doors 4.2m wide by 4.5m high. Eaves height ranges from 4.4m to 6.2m.

Units 16-18 form a block of three portal frame units with ancillary offices. External walls match Units 13-15 with cavity construction, facing brick, blockwork, and profiled steel cladding. Roofs are pitched with profiled steel cladding and translucent roof lights. Internally, they provide open-plan manufacturing/ production areas, two-story integral offices, and WCs. Vehicle access is via full-height loading doors. Eaves height ranges from 4.2m to 5.1m.

Location

Rising Sun Industrial Estate is located in Blaina within Blaenau Gwent County Borough Council. The estate is adjacent to the A467 and about 4 miles south of the A465 Heads of the Valleys Road. Junctions 27 and 28 of the M4 motorway lie approximately 15 miles to the south. The estate is well served by public transport, with regular bus services running along the A467 connecting Blaina to nearby towns and transport hubs. The nearest train station is Ebbw Vale Town, around 6 miles away, providing rail links to Cardiff and other key destinations.

Further information

EPC
Units 16-18 : D

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 (£)
11	Warehouse	2,332	Under offer	1,100
13	Warehouse	2,392	Coming soon	1,100
14	Warehouse	2,928	Coming soon	13,500
15	Warehouse	4,818	Coming soon	2,125
16 - 18	Warehouse	9,530	Coming soon	4,370
Total		22,000		

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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