

TO LET

Industrial / Warehouse Accommodation



Crown Complex, Crown Avenue Business Park, Tredegar, Heads of the Valleys, NP22 4EE

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- Units from 1,527 - 10,604 sq m (16,445 - 114,175 sq ft) GIA
 - Substantial production/warehouse facility with integral offices
 - Full development area in regard to Grant Funding
 - Situated adjacent to the A465 Heads of the Valleys Road



Location:

Crown Complex is located adjacent to the A465 Heads of the Valleys road which provides access to the Midlands via the M50 and M5 motorways. To the south, the A465 links with the A470 dual carriageway which provides direct access to Junction 32 of the M4 Motorway.

The units are accessed from Crown Avenue via the A4048 and form part of the Crown Avenue Business Park.

Description:

The property comprises a substantial factory/warehouse facility built in the 1960s of mixed construction (with rendered brick lower elevations supporting a pitched roof covering). The property is capable of sub-division into 3 units. The larger units benefit from integral office accommodation to the front elevation. Unit B benefits from a covered dock level loading bay. Minimum internal eaves height range between 4.2 and 6.2 m.

Accommodation:

The units provides for the following gross internal areas:

Unit	Area (Sq M)	Area (Sq Ft)
B1	2,993	32,221
B2	3,073	33,088
C	3,011	32,421
D	1,527	16,445
	10,604	114,175

(All measurements are on a GIA basis)

Terms and Rent:

The units are available on new FRI leases. Initial rent of only £1.00 per sq ft.

Rateable Value:

Rates to be assessed.

Legal Costs:

Each party to bear their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT.

Viewing & Further Information:

By prior appointment with the joint letting agents: Steepholm Property Advisors or Knight Frank

Contact:

Phil Griffiths

Steep Holm Property Advisors

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Subject to Contract August 2010