

# TO LET

## Industrial / Warehouse Units



**Rising Sun Industrial Estate, Blaina, Gwent,  
NP13 3TW**

- 
- Flexible lease terms
  - Competitive rents
  - Dedicated car parking

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**Location:**

Rising Sun Industrial Estate, which is prominently situated adjacent to the A467 providing access to the M4 at Junctions 27 and 28, approximately 15 miles to the south and the A465 Heads of the Valleys Trunk Road, approximately 4 miles to the north.

The A465 provides access links to the Midlands via the M50 and M5 to the east and to Neath and Swansea to the west at Junction 43 of the M4.

**Description:**

The property offers modern industrial/warehouse accommodation. The warehouse is of portal frame construction and provides a good internal height. The Units include office accommodation to the first floor at the front of the premises. Each property has a high roller shutter door.

**Accommodation:**

Unit No	Sq M	Sq Ft
1	280.83	3,023
2	267.55	2,880
3	430.59	4,635
6	269.03	2,896
7	289.56	3,117

**Under offer**

**Rent:**

On Application

**Terms:**

Flexible. Further details on application.

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in the transaction.

**Rates:**

All properties are subject to business rates.

**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.

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**Contact:**

**Phil Griffiths**

Steep Holm Property Advisors

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Subject to Contract August 2010