

FOR SALE / TO LET

Crown Business Park, Tredgar, Blaenau Gwent, NP22 4EF

Commercial Development/Storage Site



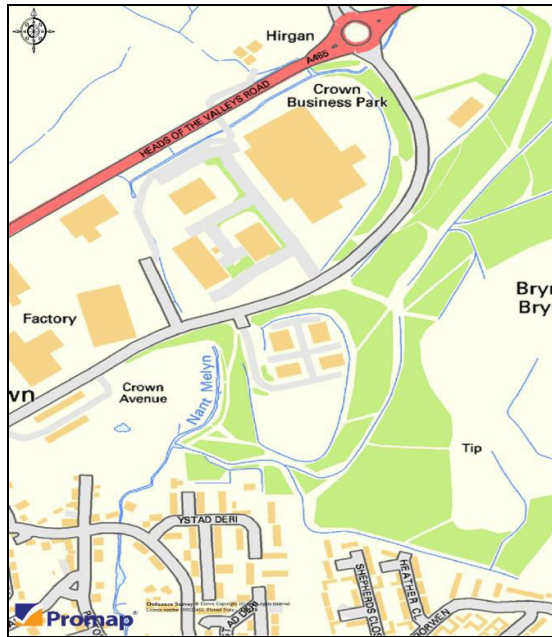
- Total Gross Acreage – 1.9 ac. (0.77 ha.)
- Good Access To A465 Heads Of Valleys Road
- Suitable For External Storage/Part Development

Location (NP22 4EF)

Crown Business Park, Tredegar is an established business location, situated to the immediate south of the A465 Heads of the Valleys Road.

The A465 links to the A470 and Merthyr Tydfil to the west, with the M4 (J32) located approximately 25 miles to the south. The A40, linking to Abergavenny and beyond to the Midlands (via the M50) is provided to the east.

Nearby occupiers include Sogefi Filtration, David Spear Commercials and APT-ICC Cleaning Supplies.



Description

The site comprises a regularly shaped, predominantly flat parcel of grassland fronting onto one of the estate's access roads.

Nearby occupiers include the likes of Sogefi Filtration, APT-ICC Cleaning Supplies, Reflex Embroidery and David Spear Commercials.

Tenure & Availability

Whilst the site is held freehold our clients will consider a variety of disposal options including:

- freehold sale of the whole or part;
- letting as storage land;

Mains Services

We are aware that mains services, including electricity and mains water, are available in the vicinity.

Accommodation (Gross Internal Area)

Total Gross Acreage – 1.9 ac. (0.77 ha.)

SUBJECT TO CONTRACT NOVEMBER 2016

Development Of Units

Our clients may also consider the development of individual workshop units ranging in size from 1,900 sq. ft. to 7,600 sq.ft. – further information on request.



Planning

As per the Blaenau Gwent Local Development Plan (adopted November 2012) the land is allocated as Employment Area (EMP1). For all planning enquiries contact Blaenau Gwent C B Council: Planning Policy, Blaina District Offices, High Street, Blaina, NP13 3XD

Telephone: (01495) 354740

Email : planningpolicy@blaenau-gwent.gov.uk

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the joint sole agents:

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