

Mileway

Heads of the Valley Industrial Estate Rhymney

Available to Let
Warehouse
4,494 - 8,988 sq ft



Minimum eaves 3.7 m



Internal two storey offices



Forecourt parking



2 No. level loading doors



LED lighting

Heads of the Valley Industrial Estate

Rhymney NP22 5RL



Description

Units 7 and 8 are recently refurbished mid and end-of-terrace properties. These units feature two level loading doors, an internal two-story office block, and a steel portal frame construction. Additionally, there is a forecourt parking and loading area. The minimum eaves height is 3.7 meters, while the maximum eaves height reaches 5.9 meters.

Location

Heads of the Valleys Industrial Estate is an established and strategically located estate 1 mile south of the A465 Heads of the Valleys Road. The A465 provides excellent road access to the whole of South Wales. The A470 at Merthyr is 6 miles away and leads south to J.32 of the M4 and Cardiff (30 minutes travel time). To the east the M50-M5-M6 is 50 minutes away and provides access to the Midlands.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

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.

Viewing / Further Information

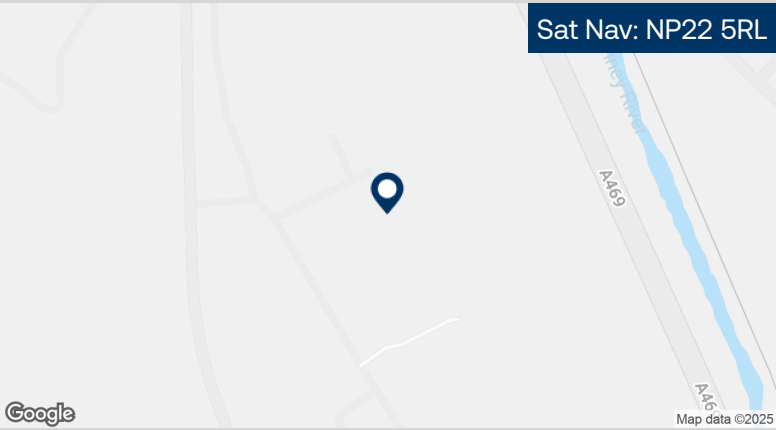
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 7	Warehouse	4,494	Immediately	£2,150 PCM
Unit 8	Warehouse	4,494	Under offer	£2,150 PCM
Total		8,988		

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