



# OFFICES TO LET

NEWLY REFURBISHED OFFICES • SUITES FROM 840-10,409 FT<sup>2</sup> • 55+ CAR PARKING SPACES • DDA COMPLIANT  
AVAILABLE AS A WHOLE OR BY FLEXIBLE SUB-DIVISION • NP23 5SD

Access  
465



## LOCATION

The property is situated in a well established commercial zone adjacent to the A465 Heads of the Valleys trunk road, midway between Merthyr Tydfil and Abergavenny. The post code is NP23 5SD. The A465 links with the A470 dual carriageway which provides direct access to Junction 32 of the M4 motorway and Cardiff, approximately 22 miles to the south. The A465 also provides access to the West Midlands via the M50 and the M5 motorway.

## DESCRIPTION

This two storey purpose built office has undergone a comprehensive refurbishment to provide practical and modern office accommodation with a brand new entrance core complete with passenger lift

## SPECIFICATION

Internally, refurbished space comprises:-

- Open plan or cellular space - to suit occupier requirements
- Suspended ceilings
- Quality carpets
- 8 Person passenger lift
- Gas fired central heating
- Male and Female WCs
- Kitchen facilities
- Excellent parking ratio of 5 spaces per 1000 ft<sup>2</sup>. **55+ spaces**

## ACCOMMODATION

The existing accommodation provides total flexibility within the following floor areas:

	M <sup>2</sup>	Ft <sup>2</sup>
UNIT 1	87	942
UNIT 2	114	1,232
UNIT 3	201	2,163
UNIT 4	567	6,102
<b>TOTAL</b>	<b>969</b>	<b>10,439</b>

## TENURE

The property is available to let as a whole, or on a flexible floor by floor basis (with potential to further sub-divide) on a new lease incorporating full repairing and insuring terms.

## TERMS

Leasehold terms and quoting rentals are available upon request from the letting agents.

## RATES

Offices and Premises: to be re-assessed  
Interested parties should make their own enquiries to the Business Rates Department at Blaenau Gwent County Council on 01495 350555.

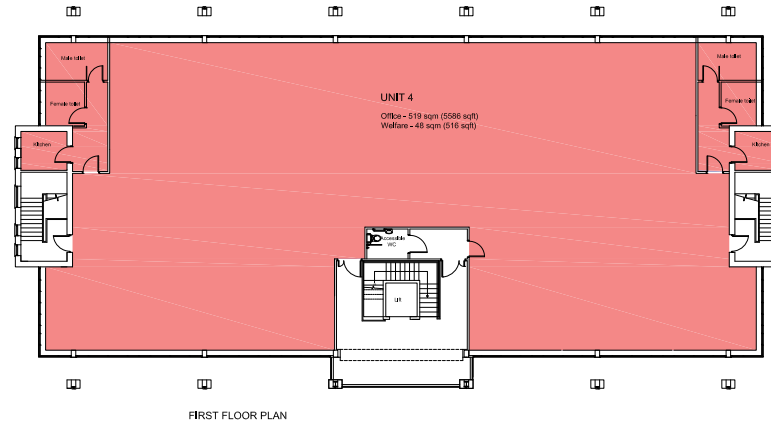
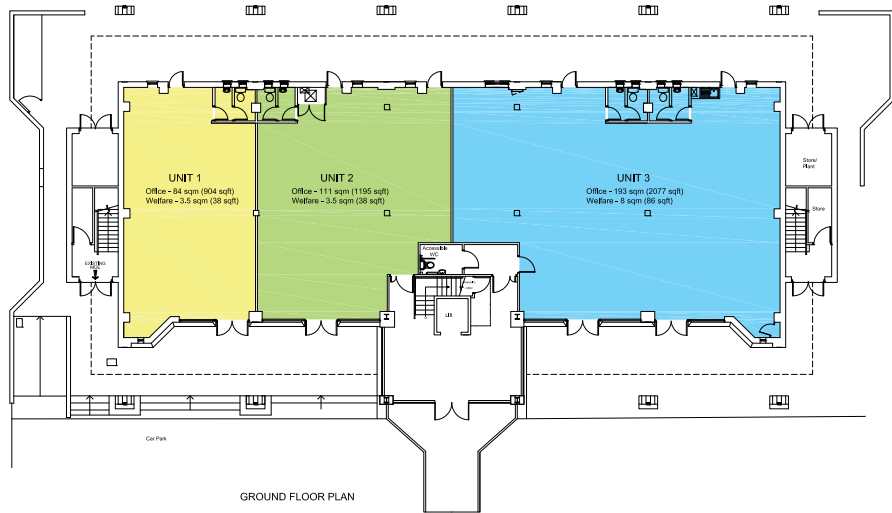


## LEGAL COSTS

Each party to be responsible for their own legal costs.

## POTENTIAL LAYOUT

Other layout solutions considered, between 840-10,409 ft<sup>2</sup>



AREA SCHEDULE

UNIT	SQFT	SQM
1	942	87
2	1232	114
3	2163	201
4	6102	567

First floor can be subdivided



## TRAVEL TIMES

Merthyr 10 minutes, Abergavenny 15 minutes, Cardiff, Swansea and Newport 40 minutes.

## INFORMATION

For further information or an appointment to view please contact the letting agents:

**02920 501 901**  
**GVA Grimley**

One Kingsway, Cardiff CF10 3AN  
[www.gvagrimley.co.uk](http://www.gvagrimley.co.uk)

**GUY WILLIAMS**  
 029 2024 8930  
[Guy.Williams@gvagrimley.co.uk](mailto:Guy.Williams@gvagrimley.co.uk)

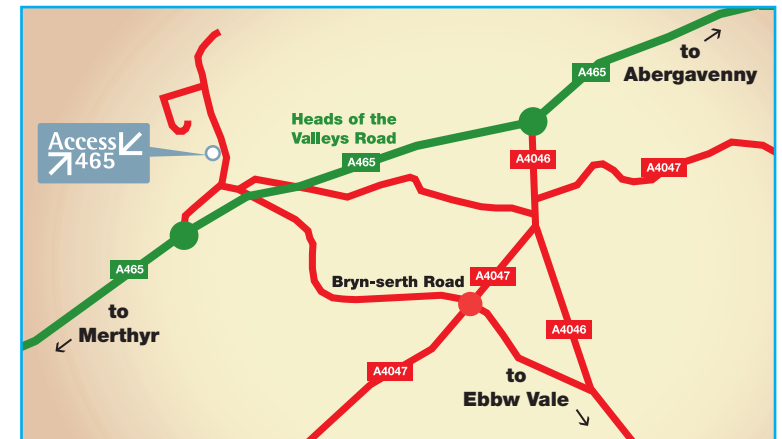
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The proposed A465 route. This drawing is preliminary only and is subject to a public enquiry. Copyright of the Welsh Assembly Government.