Innova One

Tredegar Business Park, Tredegar, NP22 3EL

To **Let**
For **Sale**

5,676 – 30,020 sq ft
Flexible High Specification
Modern Office/Warehouse

Modern Office/ Warehouse

Location

Located in Tredegar the property benefits from excellent access to the A465 Heads of the Valleys Road. The A465 has undergone major dualling works over recent years, with the final stage is due for completion in 2022. Once complete this will provide an uninterrupted duel carriageway across the South Wales Valleys from Neath to Hereford.

Junction 32 of the M4 is located 25 miles south, accessible via A465 and A470. The M50 is accessible 40 miles to the east, which in turn provides access to the M5, the Midlands and the North of England. Merthyr Tydfil is located 8 miles west and Cardiff 30 miles to south.

The property is situated in Tredegar Business Park, part of the Ebbw Vale Enterprise Zone. Designated as a Tier 1 area, Tredegar Business Park has the potential to benefit from The Wales Enterprise Zone Business Rates Scheme and financial support from Welsh, UK and EU funding sources. Tredegar Business Park is within walking distance of Tredgear Town Centre. The nearest Train station is Rhymney which lies 3 miles west of Tredegar with a direct service to Cardiff Central.

Local business occupiers include Camtronics Vale Limited and the VITCC Centre occupied by Blaenau Gwent Borough Council Homecare.

Surrounding industrial/trading estates include, Bridge Street, Tafarnaubach, Rassau, Waun-Y-Pound and Crown Business Park.

The area provides a readily available workforce with financial incentives available from Blaenau Gwent Council. Further information is available by contacting Blaenau Gwent Council Economic Development Unit on 01495 355700 or email business@blaenau-gwent.gov.uk.

Description

Innova One is a high specification property comprising office and warehouse accommodation. The property has been occupied by a single tenant but was originally designed with the potential to be split into individual warehouse and office units with separately metered services. The building comprises two storey office accommodation and two production warehouses of a steel frame construction, clad with insulated panels and double glazing. The specification offers a modern energy efficient property with a high B(47) EPC rating

Warehouse accommodation

- Maximum internal height of 6.5m (21.33ft)
- Minimum internal height of 5.4m (17.72 ft)
- Concrete floated floor
- Translucent domed roof panels to centre of each warehouse
- One level access electric roller shutter door to each warehouse
- Secure gated compound to rear of warehouses
- Separate services

Office accommodation

- Suspended celling with florescent lighting
- Air conditioning in part
- Perimeter trucking
- 8 person passenger lift to first floor
- Gas fired central heating with wall mounted heaters
- Carpeted flooring
- Double glazed aluminium framed windows
- Male, female and disabled WC's

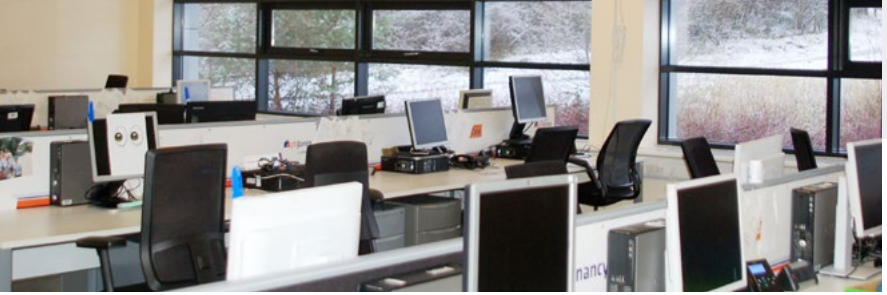
Externally there are separate vehicular accesses to the office and warehouse accommodation.

Parking

The property benefits from a 45 space tarmacadam and block paved car park with an additional 3 disabled spaces, security barrier, pedestrian walkways and lighting columns. This provides an office area parking ration of 1:22.35 per sq. m. (1:178 sq. ft.) and a total building area parking ratio of 1:61.97 per sq. m. (1:625 per sq. ft.).

Yard

A gated compound 27m (88.58 ft) x 25m (82.02 ft) is located to the rear of the warehouse accommodation. This provides excellent goods vehicle access to the property via a second access road.



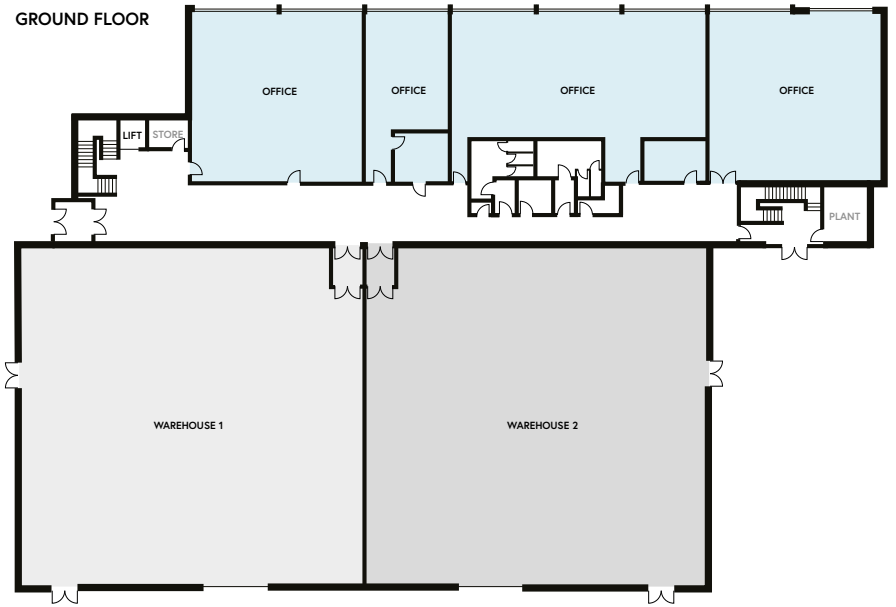
Accommodation

The property has been measured and comprises the following internal floor areas -

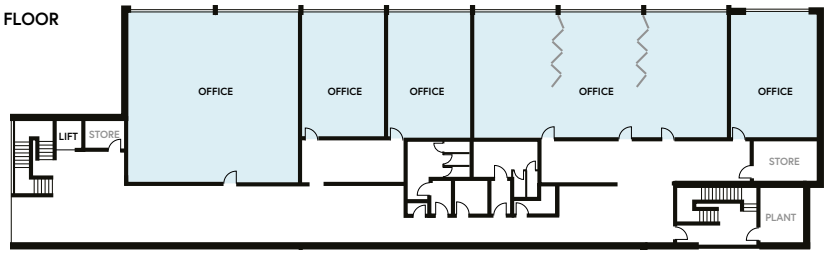
	Sq. m.	Sq. ft.
Offices Ground floor	527.31	5,676
Offices First Floor	545.56	5,873
Warehouse 1	565.48	6,087
Warehouse 2	561.69	6,046
Reception/ancillary areas	588.8	6,338
Total GIA	**2,788.84**	**30,020**

The property has a site area of 0.74 ha (1.83 acres)

GROUND FLOOR



FIRST FLOOR



Details

Terms

The property is available by way of a new full repairing and insuring lease as a whole or in part, terms of which are open to negotiation. Alternatively the sale of the freehold will be considered.

Availability

Currently occupied by GB Gas Holdings Ltd who use the property as a training/call centre. The current lease comes to an end on the 31st August 2019. The property will be available with vacant possession from this date.

VAT

VAT is payable at the prevailing rate.

Rateable value

The property has a rateable value of £97,500 effective from 1st April 2017.

EPC

The property has an energy performance certificate rating of B(47). CRN – 0365-3077-0714-0000-2205

Rent/Price

Available on request

Viewings and further information

If you would like further information or to view the property please contact the following joint agents below:

Lambert Smith Hampton
029 2049 0499

Richard Tamplin/Steve Matheson

02920 490499
rtampiln@lsh.co.uk
smatheson@lsh.co.uk

Jenkins Best
jenkinsbest.com
029 20 34 00 33

Henry Best /Anthony Jenkins

02920 340033
henry@jenkinsbest.com
anthony@jenkinsbest.com

Disclaimer
Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:
(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

Design by Martin Hopkins **martinhopkins.co.uk** | T. 029 2046 1233 March 2019