

# TO LET

Unit B  
Waun-Y-Pound Industrial Estate  
Ebbw Vale  
Blaenau Gwent  
NP23 6PL

17,324 Sq Ft (1,609.40 Sq M)

Your partners in property



## Location

Waun-y-Pound Industrial Estate is located in Ebbw Vale, Blaenau Gwent. It is situated to the north-west of Ebbw Vale town centre and is an established commercial location.

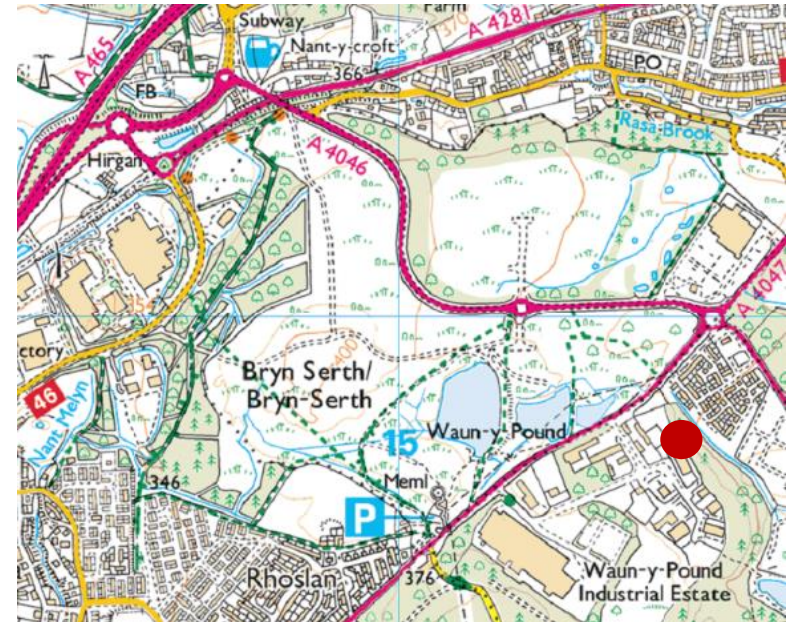
Access is via Bryn-Serth Road which fronts the estate and serves as a key link between the A465 and Ebbw Vale town centre. The estate is located just minutes away from the newly dualled A465, Heads of the Valleys road.

## Description

The unit is of modern steel frame construction with brickwork and profiled sheeting to the external elevations under a pitched profiled sheet roof incorporating translucent panels. Vehicle access is by means of 2 no. electronically operated roller shutter doors to the rear of the unit.

Internally, the unit provides an open plan production area together with a 2 storey integral offices arranged in a number of rooms together with kitchen and WC's. The unit also benefits from a passenger lift and electronically operated security shutters.

The unit is on a secure site incorporating a concrete yard to the rear and car parking to the side elevation.



## Accommodation

The property has the following Gross Internal Area:

Warehouse	1,389 sq m	14,951 sq ft
GF Office / Ancillary	112.16 sq m	1,207 sq ft
FF Office / Ancillary	108.32 sq m	1,166 sq ft
<b>Total</b>	<b>1,609.48 sq m</b>	<b>17,324 sq ft</b>

## Terms

The property is available by way of a new lease for a term of years to be agreed.

## Rent

£99,613 per annum

## Rateable Value

Rateable Value – £67,500 (2026 list)

Rates payable – £33,885



## Estate Service Charge

Each unit on the estate contributes towards the estate service charge for the upkeep and maintenance of common parts.

## Insurance

The incoming tenant will be responsible for the annual insurance

## EPC.

The property has an EPC rating of D (80) and copy of the Certificate and recommendations is available on request.

## VAT

VAT is applicable on all costs.

## Legal Costs

Each party to bear their own costs

## AML

The incoming occupier will be required to provide the usual information to satisfy the Anti-Money Laundering / CDD requirements when Heads of Terms are agreed.





For further information, or to arrange a viewing, please contact sole agent Knight Frank.



**NEIL FRANCIS**

07766 511983  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)

**RHYS PRICE**

07974 366099  
[rhys.price@knightfrank.com](mailto:rhys.price@knightfrank.com)

**KATE MAFFEY**

07977 759 501  
[kate.maffey@knightfrank.com](mailto:kate.maffey@knightfrank.com)

March 2026 - SUBJECT TO CONTRACT

**Disclaimer:**

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2026. Photographs dated March 2026.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.