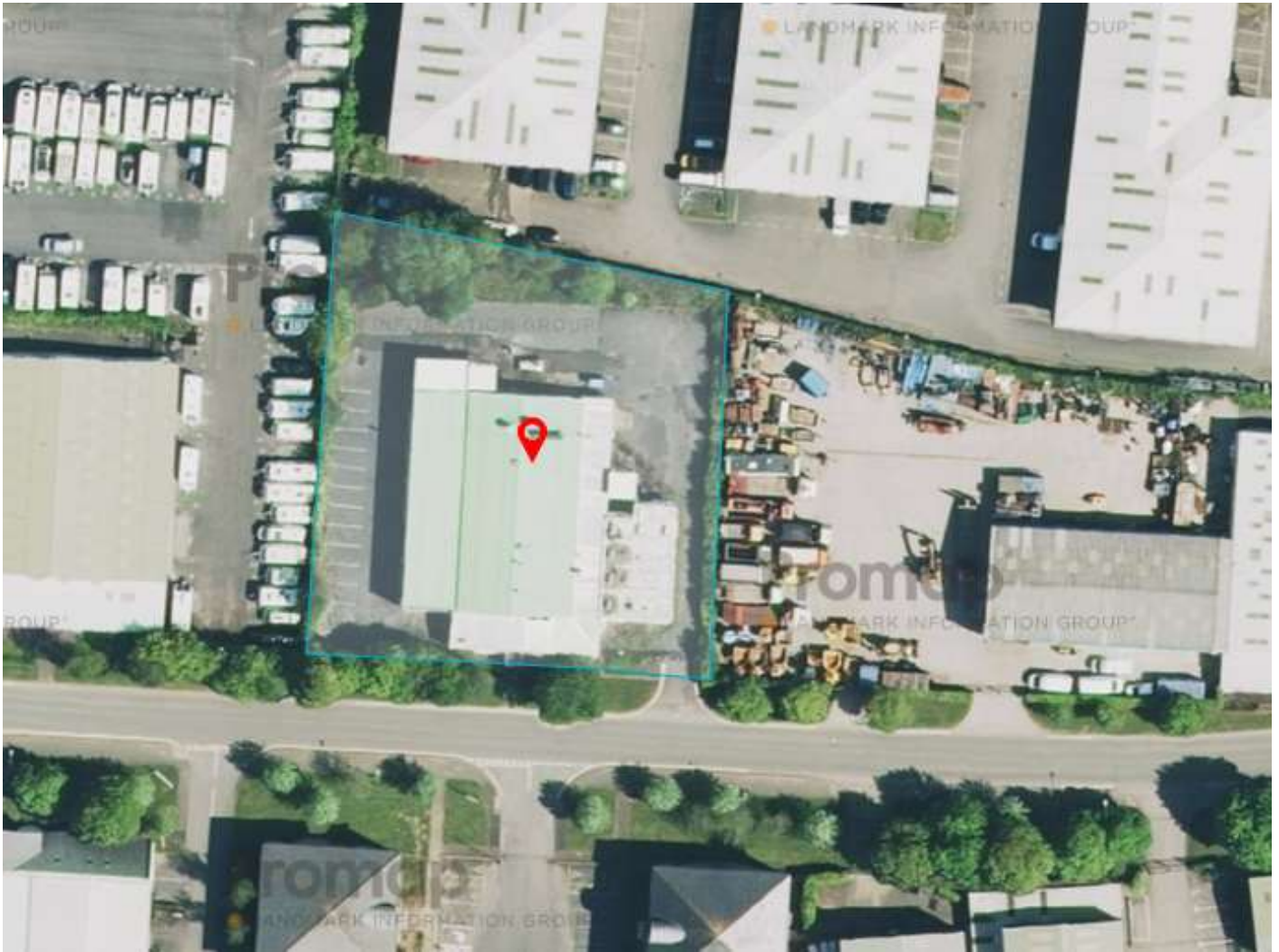


FOR SALE



Unit 15, Gilchrist Thomas Industrial Estate, Blaenavon, NP4 9RL

- Detached industrial unit of 1,065.85 sq. m (11,473 sq. ft)
- Secure site area of 0.32 hectares (0.8 acres).
- Former pharmaceutical facility with clean rooms.

£425,000.

www.nplinnells.co.uk

LOCATION

The property is situated on Gilchrist Industrial Estate an established industrial location approximately 0.8 km (0.5 miles) from Blaenavon town centre.

Road communications are via the A467 roadway to Pontypool and the B4246 roadway to Abergavenny.

DESCRIPTION

The subject property comprises a detached single storey industrial unit previously used as a R & D facility in the pharmaceutical industry.

The property provides a range of clean-rooms, offices and warehouse / production areas and is suitable for a variety of end occupiers

There are secure yard areas of 0.8 acres, to the front and side elevations accessed by means of an electric entrance gate.

ACCOMMODATION

The property comprises the following approximate Gross Internal Floor Areas:

Total GIA	1,065.85 sq. m	11,473 sq. ft
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TENURE

The property is available freehold with vacant possession.

PRICE

£425,000.

PLANNING

Assumed to be B1, B2 and B8.

Interested parties are advised to make their own enquiries to the local authority.

LOCAL AUTHORITY

Torfaen County Borough Council. www.torfaen.gov.uk



Plans are for identification purposes only. Not drawn to scale.

RATING ASSESSMENT

We are informed of the following information:

Description	Rateable Value
Unit & Premises	£26,000

Interested parties are advised to make their own enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is D-77.

LEGAL COSTS

Each party will be responsible for their own legal and professional costs incurred in the transaction.

FURTHER INFORMATION

Please view our website or Zoopla for more photographs and specific information relating to the property.

Alternatively, please contact:

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