

# To Let

## The Innovation Centre, Festival Drive, Ebbw Vale, NP23 8XA

145 to 836 sq ft (13.47 to 77.67 sq m)

- Modern office accommodation
- 24 hour access
- Available on flexible terms
- All inclusive rents
- Free 24 hour gym & sauna admission



## Location

The Innovation Centre is situated within the established and recognised Victoria Business Park. It is in a prominent position and close to local amenities, including Ebbw Vale town centre and railway station. The centre can be accessed off the A4046 which leads to the A465 Heads of the Valleys road to the North. The Innovation Centre is approximately 15 miles from the M4 motorway (Junction 28) and is within easy reach of Cardiff.

## Specification

The Innovation Centre comprises of ground and first floor office accommodation as well as industrial units, all with B1 planning. The specification includes:

- 'Easy in, easy out' terms
- All utilities included (excluding telephone & broadband)
- 24 hour access
- Manned reception area
- Free 24 hour gym & sauna admission
- Prices ranging from £240 - £1450

## Availability

OFFICE / WORKSHOP NUMBER | No of SEATS |  
SQ M | SQ FT |  
PRICE PER MONTH (excl. VAT)

124	3	16	175	309.68
129	3	16	175	309.68
214	3	16	175	309.68
215	3	16	175	309.68
224	3	17	180	309.68
118	3	17	180	309.68
207	4	27	291	467.85
216	6	34	360	588.56
231	6	34	360	588.56
117	6	37	403	633.51
212	7	40	430	721.30
213	7	43	466	800.68
11	8	50	539	868.34
101	8	51	552	918.08
201	9	52	556	924.64
204	10	63	680	1213.80
203	12	70	755	1270.15
121	13	77	829	1411.63
217	13	78	836	1453.81

## EPC

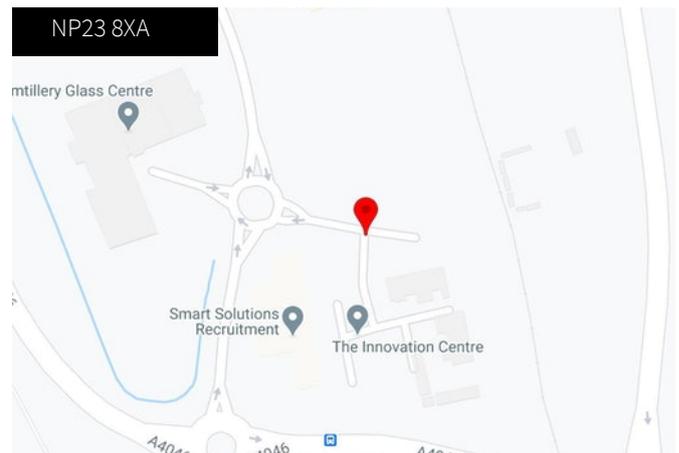
This property has been graded as Property graded as A-C (W13 - 27(B); W14 - 27(B); W15 - 27(B); W16 - 27(B); W17 - 27(B); W18 - 27(B); W19 - 27(B); W20 - 27(B); W21 - 22(A); W23 - 22(A); Workshop 1 to 4 - 72(C); Workshops 5 to 12 - 71(C); Offices - 53(C)).

## Rent

Rent on Application

## Business Rates

Interested parties should make thier own investigations with the local authority.



## Contacts

### Heather Lawrence

0292 167 0292

heather.lawrence@eu.jll.com

### Kate Openshaw

0292 072 6003

kate.openshaw@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.