

Enterprise
Zones
Wales
Ebbw Vale

Tredegar Business Park

5 acres (2.1 hectares) of publicly owned developable land,
immediately available for B1 uses



Llywodraeth Cymru
Welsh Government

Enterprise Zones Wales Ebbw Vale

Tredegar Business Park,
Tredegar,
Blaenau Gwent,
NP44 5BJ
Grid ref: SO143092

Site Description

Located in Ebbw Vale Enterprise Zone, Blaenau Gwent Tredegar Business Park is in close proximity to the A465 (Heads of the Valleys Road) in the heart of the South Wales Valleys.

Tredegar Business Park offers good access to other manufacturing hubs in the UK including the West Midlands. This is of particular importance to companies within the Enterprise Zone in terms of sustaining their supply chains.

There are also plans to create an international motor bike racing circuit hosting MotoGP. This would provide a major spur to the Enterprise Zone project by creating a motorsport centre of excellence.

Tredegar Business Park comprises of 5 acres (2.1 hectares) of publicly owned developable land, immediately available for B1 uses. Ebbw Vale Enterprise Zone has the space to accommodate a wide range of projects, offering 40 hectares (99 acres) of development land.

Located at Tredegar Business Park, is the Valleys Information & Communication Centre (ViTCC). This modern building with state of the art facility offers a range of modern, conferencing facilities and meeting rooms of varying sizes, for use by business and organisations that wish to hold events and gatherings in high quality, professional surrounding.

Specification

All mains services are available.

Tenure

POA. Site is available on a freehold basis.

Ownership

Tredegar Business Park is owned by the Blaenau Gwent County Borough Council.

Planning summary/potential uses

Allocated for B1 uses within the Local Development Plan (LDP). New powers have been granted to simplify planning via Local Development Orders used by Planning

Authorities within Enterprise Zone areas, with support from the Welsh Government's Planning Improvement Fund, saving businesses time and money and making locating to the Enterprise Zone as hassle-free as possible.

Incentives

EZ Business Rates

The Welsh Business Rates Scheme provides financial support for business rates liabilities incurred by small and medium-sized businesses (SMEs), located in the seven Enterprise Zones in Wales, who are new starts or are increasing the size of their workforce. If your business qualifies for the Business Rates Scheme, you pay Business Rates as normal and claim rebates through the Scheme. Your business will receive up to a maximum of £55,000 (the cap on the Scheme per annum) or the business rates paid, whichever is the lower.

Broadband/Ultrafast Connectivity Vouchers

As key economic priority areas for Wales, Enterprise Zones will be amongst the first to benefit from the roll-out of Superfast broadband. In addition, the Welsh Government's Ultrafast Connectivity Voucher scheme provides companies with up to £10,000 towards eligible connection costs typically associated with Ultrafast broadband connections.

Finance Wales Loans

Finance Wales backs Welsh SMEs providing debt, equity and mezzanine investments of between £1,000 and £2 million at a time. SMEs located in Welsh Enterprise Zones can benefit from a two per cent reduction in the interest rates charged on new loans.

EU funding

As an Area A status area, companies can benefit from the highest level of grant aid in the UK and access Welsh Government support for skills development, ICT and Research and Development.

Cover: Aerial image of the site – boundaries are approximate and for illustrative purposes only.

Transport & Communications



Road

The site is 30 minutes travelling time from Junction 32 of the M4 Motorway and only 2 hours drive from London. The area is only 50 minutes from the M50-M5-M6 via the A465 Heads of the Valleys Road (which is presently being upgraded), offering excellent links to the Midlands and other key manufacturing markets. The main Town of Ebbw Vale lies approximately 1km (0.6 miles) to the south of the site.



Rail

Rail links are in the process of being improved to create more integrated transport across South East Wales, including a newly opened train station in Ebbw Vale town centre. The electrification of the Great Western mainline from London to Cardiff will reduce rail journeys to just 100 minutes by 2018.



Air

Bristol, Cardiff and Birmingham airports are all within easy reach.



Sea

Ebbw Vale has access to key Welsh ports, including Cardiff, Newport, Swansea, Port Talbot and Milford Haven.



Contact Details

www.ebbwvale-ez.wales.gov.uk

Steve Smith
Welsh Government
T: 0300 061 5507
E: steve.smith@wales.gsi.gov.uk

Lucy Dovey
Welsh Government
T: 0300 061 6013
E: lucy.dovey@wales.gsi.gov.uk

In using these particulars, prospective tenants / purchasers agree the following:

- 1 These particulars act as preliminary guidance and aim to provide a general description of the property to assist prospective tenants / purchasers. Whilst the information contained in these particulars (whether in the text, photographs or plans) is given in good faith, the particulars are not a statement or representation of fact.
- 2 These particulars are correct to the best of our knowledge and are provided without any responsibility of Welsh Government, its agents or employees. In no event will the Welsh Government be liable for any expense, loss or damage, including but without limitation, indirect or consequential loss or damage, arising from reliance on these particulars.
- 3 Nothing in these particulars warrant the property in good condition or otherwise, nor that any services or facilities are in good working order. Prospective tenants / purchasers should carry out all necessary and appropriate searches, surveys and enquiries in respect of the property at their own expense, and satisfy themselves of the overall condition of the property.
- 4 Any photographs contained in these particulars show certain parts and aspects of the property at the time the photograph was taken. Prospective tenants / purchasers should be aware that aspects of the property may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Neither should assumptions be made as to the condition of the remaining parts of the property not shown in photographs.
- 5 Any areas, measurements or distances referred to herein are approximate. A prospective tenant requiring exact or further information in respect of the property should satisfy themselves of this information.
- 6 Where these particulars make reference to alterations made to the property or a particular use of the property, prospective tenants / purchasers should not assume that the necessary planning permission, building regulation or other consents have been obtained. It shall be the responsibility of the prospective tenant / purchasers to satisfy itself of this.
- 7 These particulars do not constitute an offer or contract. All negotiations in respect of the property are subject to contract.
- 8 General information and advice about entering into business premises leases may be found at <http://www.lettingbusinesspremises.co.uk>.
- 9 Prospective tenants / purchasers are liable for Rateable Values and should make their own enquiries of the relevant Local Authority' Council Rates Department.