

Ebbw Vale Innovation Centre.



Your business deserves a brilliant place to call home. With serviced offices and industrial units in a range of sizes, our premises are high quality and great value.

A great place to do business. And unwind.

Built on a rich history of heavy industry, Ebbw Vale is developing a new reputation for business.

And we're proud to say Ebbw Vale Innovation Centre is playing a key part in that regeneration, offering top-quality business premises right here in the heart of south Wales.

Free parking, fully equipped meeting rooms and a serviced reception are all things you might expect.

But the centre also has a gym and sauna complex for tenants – a unique feature that truly sets it apart.

Perfect for a lunchtime workout or to let off some steam after a busy day at the office.

In short, it offers everything your business needs.



Designed for growth.

Built for small and medium-sized businesses, The Innovation Centre takes care of the details so you can concentrate on the things that matter.



A wide range of units available on easy in, easy out terms.



Modern facilities including a gym and sauna complex.



Make business easier with a serviced reception to welcome guests and handle post.



Be safe and secure with CCTV surveillance, alarm systems and security key-holders.



Great transport and road links as well as free parking.



Need to be open all hours? 24-hour access means you can work when you need to.

Office and workshop units to let

Ground floor offices					
Unit	Sq ft	Seats	Unit	Sq ft	Seats
101	552	8	119	175	3
102	707	11	120	360	6
103	743	11	121	829	13
104	717	11	122	175	3
106	145	2	123	350	5
107	145	2	124	175	3
108	145	2	125	175	3
109	145	2	126	350	5
110	751	12	127	175	3
111	539	8	128	644	10
112	908	14	129	175	3
113	194	3	130	175	3
114	360	6	131	175	3
115	344	5	132	175	3
116	427	7	133	360	6
117	403	6	134	360	6
118	180	3			

First floor offices					
Unit	Sq ft	Seats	Unit	Sq ft	Seats
201	556	9	218	175	3
202	722	11	219	360	6
203	755	12	220	175	3
204	680	10	221	175	3
206	298	5	222	360	6
207	291	4	223	360	6
208	765	12	224	180	3
209	297	5	225	651	10
210	916	14	226	175	3
211	544	8	227	175	3
212	430	7	228	175	3
213	466	7	229	175	3
214	175	3	230	360	6
215	175	3	231	360	6
216	360	6	232	765	12
217	836	13			

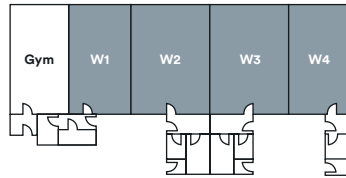
Note: all sizes are approximate



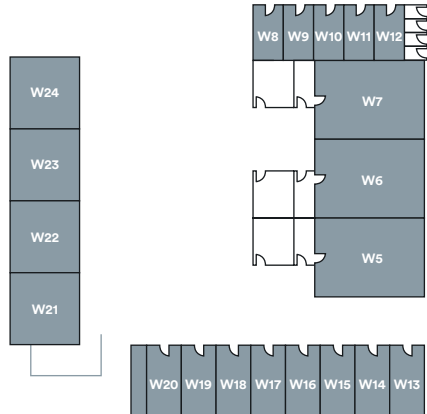
Great location. Great facilities.

Being well connected is vital for business. The Innovation Centre is located just a ten-minute drive from the A465, as well as being just a short walk from Ebbw Vale Parkway station. Newport is only a 40-minute drive and you'll be in Cardiff within an hour.

But the real plus of this area, is its location on the edge of the outstanding Brecon Beacons National Park.



Workshop units			
Unit	Sq ft	Unit	Sq ft
W1	1,117	W13	216
W2	1,548	W14	216
W3	1,548	W15	216
W4	1,117	W16	216
W5	1,550	W17	216
W6	1,550	W18	216
W7	1,540	W19	216
W8	225	W20	216
W9	225	W21	450
W10	225	W22	450
W11	225	W23	450
W12	225	W24	450



Note: all sizes are approximate



Ready to talk?

We're a friendly bunch, so why not get in touch?

01495 356 700

ebbwale@ukse.co.uk

The Innovation Centre
Festival Drive
Victoria Business Park
Ebbw Vale NP23 8XA

Visit us online:

www.ukse.co.uk

ukse.