

Fletcher

Morgan

029 2037 8921

PHASE 1

BRINSONS

PARC GLAS

PANTGLAS INDUSTRIAL ESTATE, BEDWAS, CAERPHILLY
CF83 8DR



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SUMMARY

Brand new industrial development comprising 2 No terraces of modern portal frame units - phase 1 available from Summer 2023!

- Phase 1 of new industrial development incorporating 8 No modern portal frame units totalling circa 12,000 sq ft comprising DDA compliant WC facilities, roller shutter / pedestrian door access, allocated parking and provision for an additional mezzanine level.
- Total Site area circa 0.77 acres (0.31 Ha) which includes land to the rear which will eventually incorporate phase 2 of the development.
- A planning application was submitted on 7th August 2020 for permission to construct 4 No terraces of industrial units together with car parking. Consent was granted on 24th November 2020.
- The landlord would consider a letting of the whole or sub-divisions from 1,500 sq ft (139.5 sq m) to suit individual tenant requirements.
- The site is prominently located on the corner of the Pantglas Industrial Estate within close proximity to established occupiers Nuaire and HLP Tubeformers.
- The site will be accessed directly off the main estate roadway via a gated access with the perimeter secured by steel palisade fencing.
- Quoting £15,000 per annum exclusive per unit subject to contract and exclusive of VAT. Alternatively the landlord may consider the letting of the whole on terms to be agreed.



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**QUOTING - £15,000 PER ANNUM PER UNIT EXCLUSIVE OF VAT
SUB-DIVISIONS AVAILABLE FROM 1,500 SQ FT UP TO 12,000 SQ FT**

SUBJECT TO CONTRACT & AVAILABILITY

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LOCATION

The property is situated within the Pantglas Industrial Estate in Bedwas, which lies approximately 2 miles east of Caerphilly town centre. Pantglas Estate is an established commercial location adjacent to the A468 which provides convenient access to the A470 and M4 corridor with good links to both Cardiff and Newport

Nearby established occupiers on the estate include Proctor Engineering, HLP Tubeformers, Nuairé and Woodpecker Flooring.

DESCRIPTION

Phase 1 comprises 2 No terraces comprising a total of 8 units circa 1,500 sq ft each. The units will be of steel portal frame construction with metal cladding. Sub-divisions available from 1,500 sq ft up to 12,000 sq ft. Each unit will comprise its own 3m x3m roller shutter door, a personnel door and a ribbon of windows at high level for natural light and natural ventilation for future mezzanines (if tenants/occupiers require additional floorspace). Planning permission for mezzanines will be subject to future planning applications.

Each unit will have parking facilities comprising of two parking spaces and a delivery bay, positioned in front of each unit where possible. Excess spaces will then be shared amongst the units. Disabled spaces are illustrated along with covered secure cycle parking. Each unit block has its own 2m high refuse timber enclosure for commercial waste.

ACCOMMODATION

Phase 1

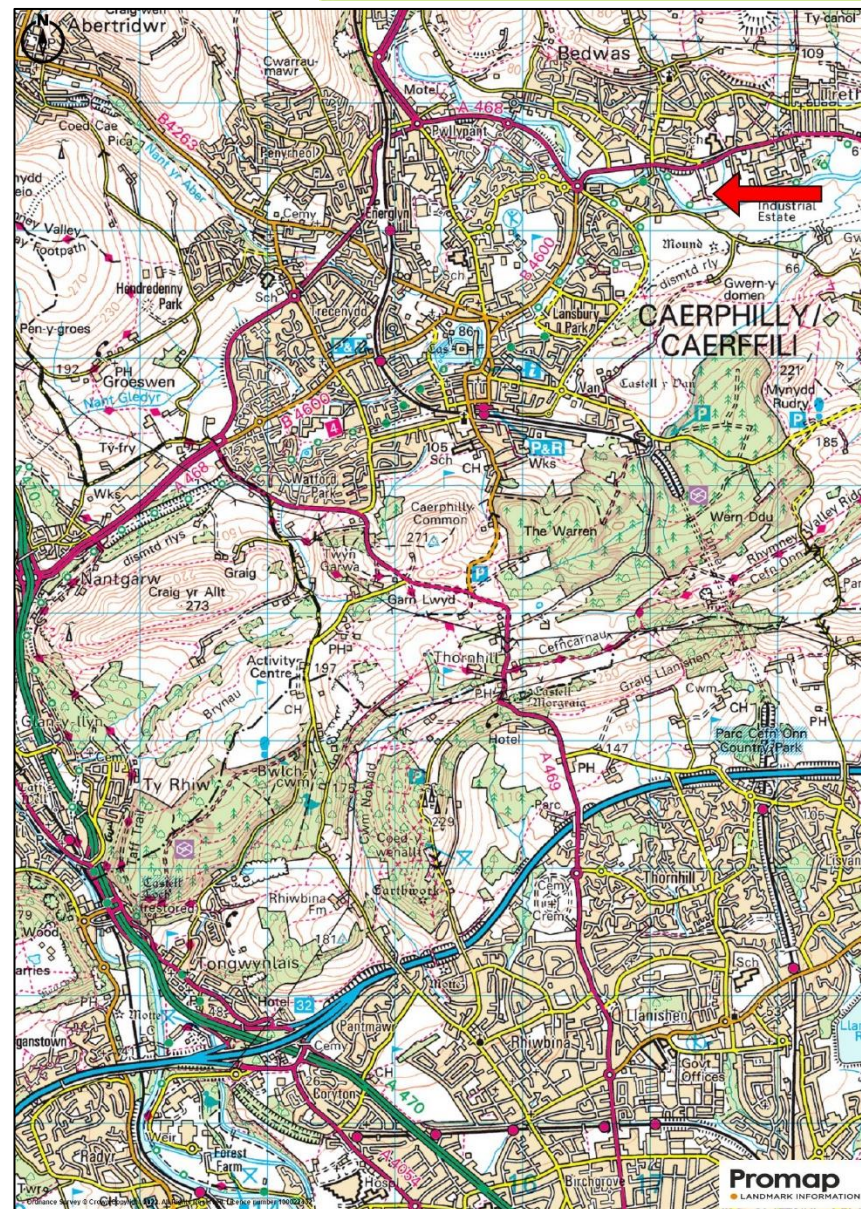
Block 1 - 6,000 sq ft (557.4 sq m)

Block 2 - 6,000 sq ft (557.4 sq m)

*Sub-divisions available from 1,500 sq ft (139.35 sq m)

SITE AREA

Total Site area circa 0.77 acres (0.31 Ha) which includes land to the rear which will eventually incorporate phase 2 of the development.

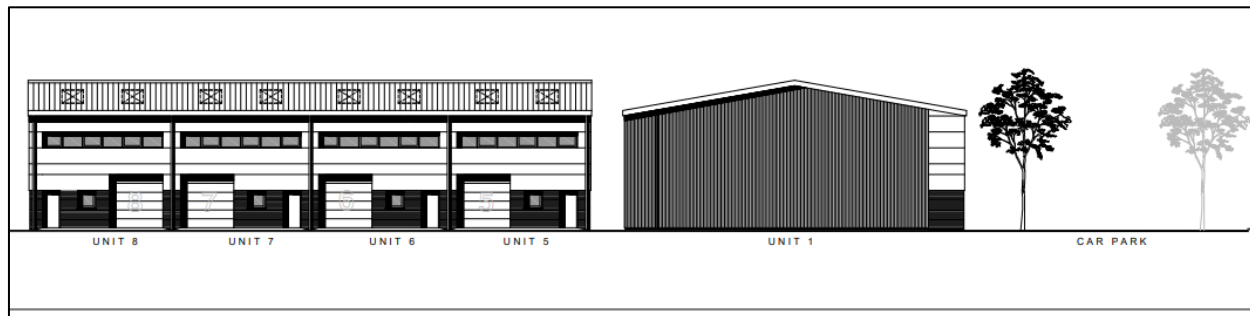
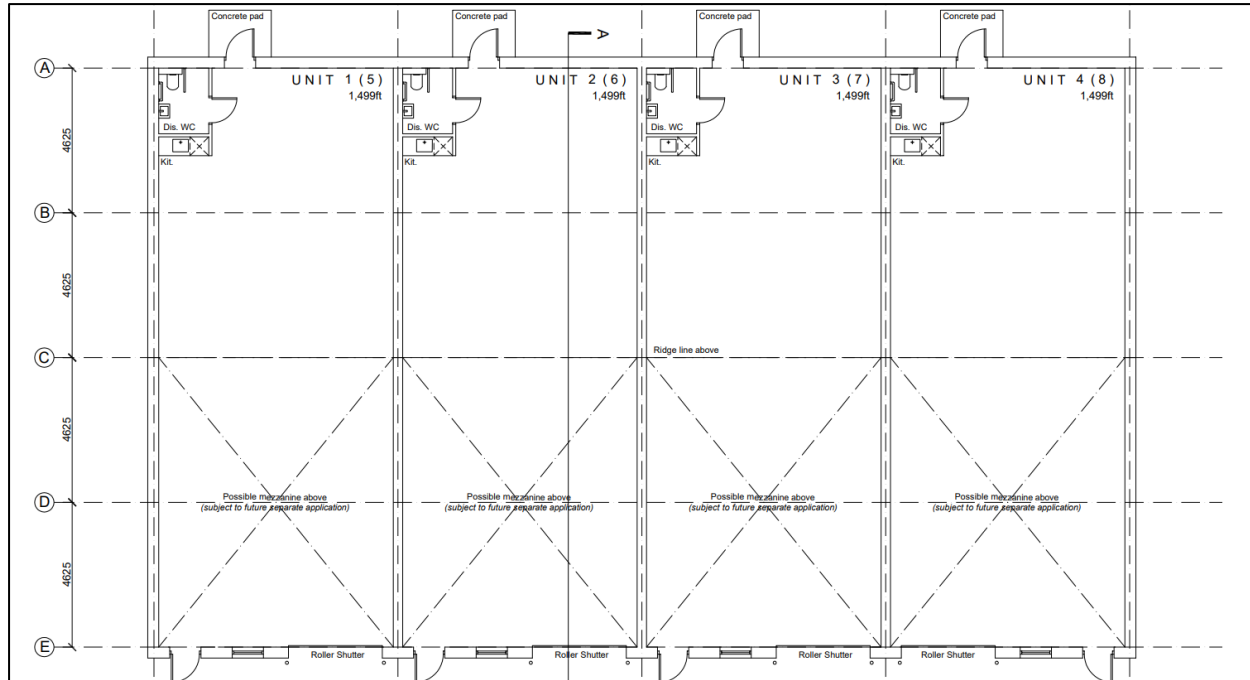


Promap
LANDMARK INFORMATION

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PHASE 1 - SITE LAYOUT PLANS



All plans produced are not to scale and are for identification purposes only.

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POPULATION STATISTICS & FURTHER INFORMATION

POPULATION AND STATISTICS

Caerphilly county borough has both an expanding economy and an attractive environment. The A465 Heads of the Valleys Road runs through the north of the county borough and provides good road links to Merthyr Tydfil and Swansea and to Ebbw Vale to the east. The south of the county borough has good links to the M4 motorway, whilst the north of the county borough links to the M50 and M5 via the Heads of the Valleys Road and the A449. The county borough's position between the capital city of Cardiff and the Heads of the Valleys area gives it a strategic importance as a gateway to the valleys and a link between Cardiff and the valleys communities.

There are five principal centres within Caerphilly County borough: Caerphilly, Blackwood, Risca, Bargoed and Ystrad Mynach.

PLANNING

Erect 16 No. industrial units, car parking and associated works | Land At 7 Pantglas Industrial Estate Bedwas (Application No. 20/0657/FULL).

A planning application was submitted on 7th August 2020 for permission to erect 16 No. industrial units, car parking and associated works.

The application was granted on 24th November 2020 subject to conditions as listed within the decision notice. The landlord subsequently discharged conditions and work will commence on site in October 2022.

Phase 1 will incorporate 8 No units (Block 1 & 2) which will benefit from a B1/B2/B8 consent with units 1&2 of (Block 1) benefiting from D1 consent.

Any prospective tenants should carry out their own due diligence with the Local Planning Authority which in this instance is Caerphilly CBC.



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MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

SERVICES

We understand that mains electric, water and drainage are connected to the site. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

BUSINESS RATES

Business rates will be assessed on completion of the development.

EPC

Certificates will be provided on completion of the development.

VAT

We understand that the property is elected for VAT.

TERMS

The units are available to let by way of a new lease on terms to be agreed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas.

RENT

Quoting £15,000 per annum per unit exclusive of VAT.

VIEWING

To arrange an inspection or for any further information please contact the joint agents:



Trevor Isaac
02920 867711
Trevor.Isaac@brinsons.co.uk



Matthew Jones
02920 378921
Matthew.Jones@fletchermorgan.co.uk

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statements as being either a representation or warranty.