



TO LET

**UNIT 14
HEADS OF THE VALLEY INDUSTRIAL ESTATE
RHYMNEY
NP22 5RL**

- The property has been sub-divided to provide self contained workshop / storage space
- Total Gross Internal Area circa 9,550 sq ft (887.2 sq m)
- Workshop / storage area and integral office, kitchen and WC facilities
- Available April 2024
- EPC Band: C (64)

RENT - £38,200 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property is located on the established Heads of the Valley Industrial Estate and benefits from excellent road communications.

It lies approximately 2.5 miles south of the A465 dual carriageway, which in turns links to the A470 (leading to J32 of the M4, 25 miles to the south) and A40 (24 miles to the east, leading to the M50). The property is accessed via the main estate road.

DESCRIPTION

The property comprises a self-contained unit of part of a larger development and has been sub-divided to provide workshop / storage and office space.

Internally the property benefits from a large warehouse bay with integral offices, kitchen and WC facilities. Access is provided via 1 No manual roller shutter door.

Externally there is ample shared car parking and extensive areas for loading / unloading.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Workshop / Storage area – 7,800 sq ft (724.6 sq m)
Offices, kitchen & WC facilities – 1,750 sq ft (162.6 sq m)
Total Gross Internal Area – 9,550 sq ft (887.2 sq m)

SERVICES

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.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£38,200 per annum exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £33,000
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £17,655

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

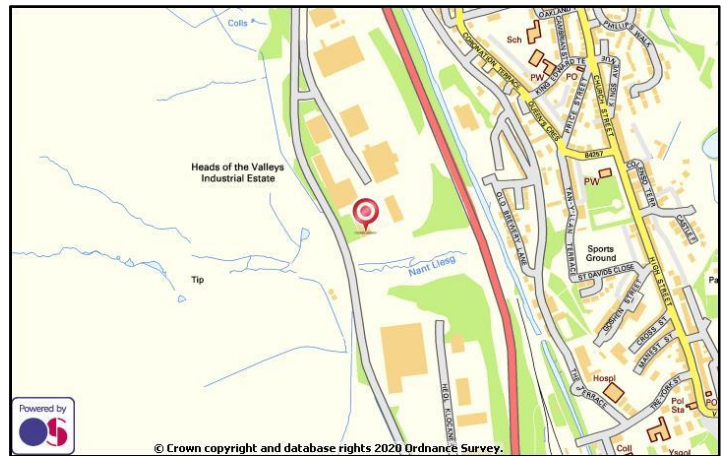
Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

FEB24/2233



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, given notice that's (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 statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

Residential
Agricultural
Commercial