



## REFURBISHED & NEW BUILD INDUSTRIAL UNITS TO LET

**UNIT 12a GREENWAY, BEDWAS HOUSE INDUSTRIAL ESTATE  
BEDWAS, CAERPHILLY  
CF83 8DW**

- Detached industrial unit which has been extensively refurbished and subdivided to create a terrace of industrial units.
- Each unit within the terrace measures approximately 5m x 16m (860 sq ft).
- Total site area circa 0.93 acres (0.38 Ha) which is secure and accessed via double gates off the main estate roadway.
- Some units offer additional mezzanine accommodation.

**RENT - £10,400 PER ANNUM PER UNIT (EXCLUSIVE)**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is prominently located along Greenway on the Bedwas House Industrial Estate which is the estate's principal roadway. The well established Bedwas House Industrial Estate is one of Caerphilly's premier business locations, with neighbouring occupiers including Peter's Food Services, Travis Perkins, Decorquip, Eriez Magnetics and DAS Legal Services.

The estate is directly accessed off the A468. The A468 provides access to Junction 28 of the M4 at Newport some 7 miles to the east and to the A470 Cardiff to Merthyr dual carriageway and Junction 32 of the M4 some 5 miles to the south west.

## DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction on a self contained site of circa 0.93 acres.

The property has recently undergone significant refurbishment works, and comprises a terrace of 9 industrial units, all of which measuring approx. 5m x 16m. Each unit benefits from an electrical roller shutter door, and off-road parking.

Externally the property is accessed via double gates and is bounded by perimeter palisade fencing.

The total site equates to circa 0.93 acres and provides a fully surfaced and secure compound. The site offers the potential for a variety of uses, subject to obtaining the necessary planning consents.

## ACCOMMODATION

From measurements taken onsite we have calculated the following approximate floor areas:

Individual Unit Floor Area - 860 sq ft (80 sq m)

Total Floor Area – 7,750 sq ft (720 sq m)

## SERVICES

We understand that the property benefits from mains electric, water and drainage. 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.

## TERMS

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

## RENT

Rent: £10,400 per annum per unit (Exclusive)

## BUSINESS RATES

To be assessed.

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. However, in this instance we understand that VAT is payable.

## 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.

## 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](mailto:joshua.isaac@brinsons.co.uk)  
Trevor Isaac – [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TI/2708/MAR24

### 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



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'Eastgate' Market Street  
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T. 02920 867711

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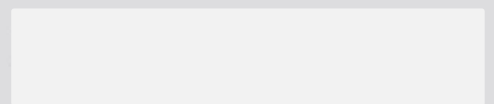
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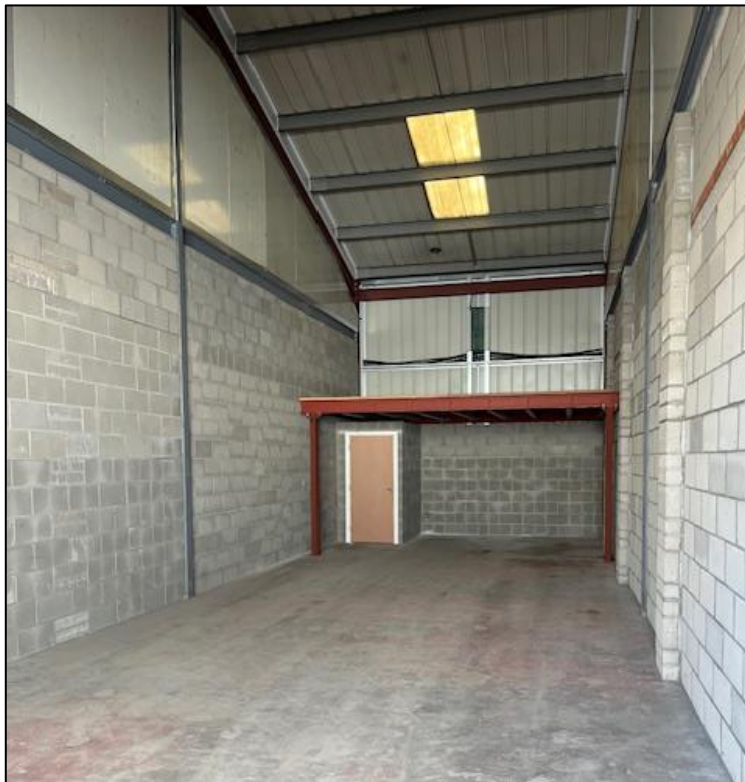
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