



INDUSTRIAL / WAREHOUSE UNIT FOR SALE

**UNIT B BOWEN INDUSTRIAL ESTATE
ABERBARGOED
CF81 9AB**

- Industrial / warehouse unit located within an established and popular industrial estate.
- Total Gross Internal Area circa 5,826 sq ft which is inclusive of a mixture of ground floor space, 1st floor mezzanine, offices and ancillary.
- Sufficient parking/yard area to front.
- Available immediately.
- EPC Band: C (65)

PRICE: £295,000

BRINSONS COMMERCIAL

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

LOCATION

The property is located on Bowen Industrial Estate fronting Pengam Road (A4049) in Aberbargoed. Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049.

DESCRIPTION

The property comprises a detached industrial building of steel portal frame construction with brick / block elevations which are part clad with steel sheeting. The roof is also clad, lined and insulated, incorporating translucent panels.

A large mezzanine floor has been constructed within Unit B which spans the whole unit. This area is utilised for storage purposes. At ground floor level there is a small office and WC facilities.

Externally, to the front of the building there is a large car park and access is provided via a roller shutter door.

ACCOMMODATION

Unit B

Ground Floor

Production Area	2,520 sq ft (234.1 sq m)
Office / WC's	453 sq ft (42.1 sq m)
Mezzanine Storage	2,853 sq ft (265.0 sq m)

Total GIA 5,826 sq ft (541.2 sq m)

TERMS

The property is available to purchase on a freehold basis with full vacant possession.

PRICE

Price: £295,000

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

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

We understand that VAT is not applicable.

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

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SUBJECT TO CONTRACT AND AVAILABILITY

JI/TI/2714/MAR24

