



UNIT TO LET

**UNIT 3, DARREN CLOSE
PRINCE OF WALES INDUSTRIAL ESTATE
ABERCARN
NP11 5AR**

- Total area circa 2,633 sq ft (241.7 sq m)
- Ground Floor Warehouse Area – 2,184 sq ft (203 sq m)
- Ground Floor Office & Ancillary - 449 sq ft (41.7 sq m)
- Recently Refurbished
- EPC Band: C (75) Expiry: 19th June 2032

RENT - £25,000 PER ANNUM

LOCATION

Unit 3 Darren Close is located on the Prince of Wales Industrial estate in Abercarn, South Wales. Abercarn lies between Newbridge and Cwmcarn, and is located approx. 10 miles north-west of Newport City Centre. The M4 motorway is accessible via the A467 forge road.

DESCRIPTION

The property is a detached industrial unit of steel portal frame construction, with low level cavity brick elevations. The minimum eaves height is approx. 3.5m with a maximum eaves height of approx. 5m. The warehouse accommodation currently features a large suspended ceiling. To the front of the unit is a brick office pod with a flat roof. The property also features a kitchen, reception area, and WC facilities.

The property is accessed via a single pedestrian door to the front and a single roller shutter door measure 3.5m to the rear.

Externally the property has parking at the front for approx. four vehicles and a small yard to the rear.

The full EPC can be provided on request.

ACCOMMODATION

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

Ground Floor Warehouse Area – 2,184 sq ft (203 sq m)

Ground Floor Office & Ancillary - 449 sq ft (41.7 sq m)

Total Gross Internal Area – 2,633 sq ft (241.7 sq m)

TERMS

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

PRICE

£25,000 per annum.

BUSINESS RATES

We have made enquiries of the Local Authority who have verbally informed us of the following:-

Rateable Value: £8,400

Uniform Business Rate 2023/24: 53.5

Gross Rates Payable: £4,494

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

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the property. We have not tested these services, nor any equipment, related thereto which has been assumed to be in good working order.

VAT

We understand that VAT is not payable on the purchase price.

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

J1/T1/2712/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.

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