



INDUSTRIAL UNIT TO LET

UNIT A5B, THE YARD, RIVERSIDE COURT,
PONTLLANFRAITH, BLACKWOOD
NP12 2JG

- Industrial / garage premises located on the entrance of an established estate.
- Total Gross Internal Area circa 3,108 sq ft which is inclusive of a mixture of industrial & ancillary accommodation.
- Dedicated yard area with ample parking.
- Available immediately.
- Available to be let as a whole/in part.

RENT ON APPLICATION

BRINSONS COMMERCIAL

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

LOCATION

Pontllanfraith is a large village located in the Sirhowy Valley, in Caerphilly County Borough. It is situated adjacent to the town of Blackwood, with the Sirhowy River passing through both locations. It is located approximately 5 miles to the north of Caerphilly, 9 miles to the northeast of Newport, and 12 miles to the north of Cardiff.

The subject property is located just off Commercial Street, which is one of the main thoroughfares running through Pontllanfraith. The surrounding area is occupied by a mixture of industrial occupiers, such as Bridge Vets, Texaco Garage, Pontllanfraith Rugby Club & Ferryman Transportation Services.

DESCRIPTION

The property comprises an industrial/garage building, with part corrugated steel cladding and part blockwork elevations. The roof is clad, lined and insulated, incorporating translucent panels. The property benefits from phase 3 power. Access to the property is granted via two automatic roller shutter doors to the front of the property, in addition to a pedestrian entrance. The roller shutter doors measure 4m x 3.5m. The property benefits from a minimum eaves height of 3.6m.

Externally, there are dedicated car parking spaces to the side of the property.

ACCOMMODATION

Ground Floor

Industrial Warehouse	2,583 sq ft (240 sq m)
Ancillary	525.3 sq ft (48.8 sq m)

Total GIA **3,108 sq ft (288.8 sq m)**

TERMS

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

PRICE

Rent on application.

VAT

We understand that VAT is NOT payable.

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.

SERVICE CHARGE

There is a service charge levied for the upkeep and maintenance of the site.

BUSINESS RATES

We understand that the subject property comprises several rating assessments. Further details on request.

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

PLANS

Plans are provided for identification purposes only and are not to be relied upon for any other purpose.

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,
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SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TI/2765/AUG24



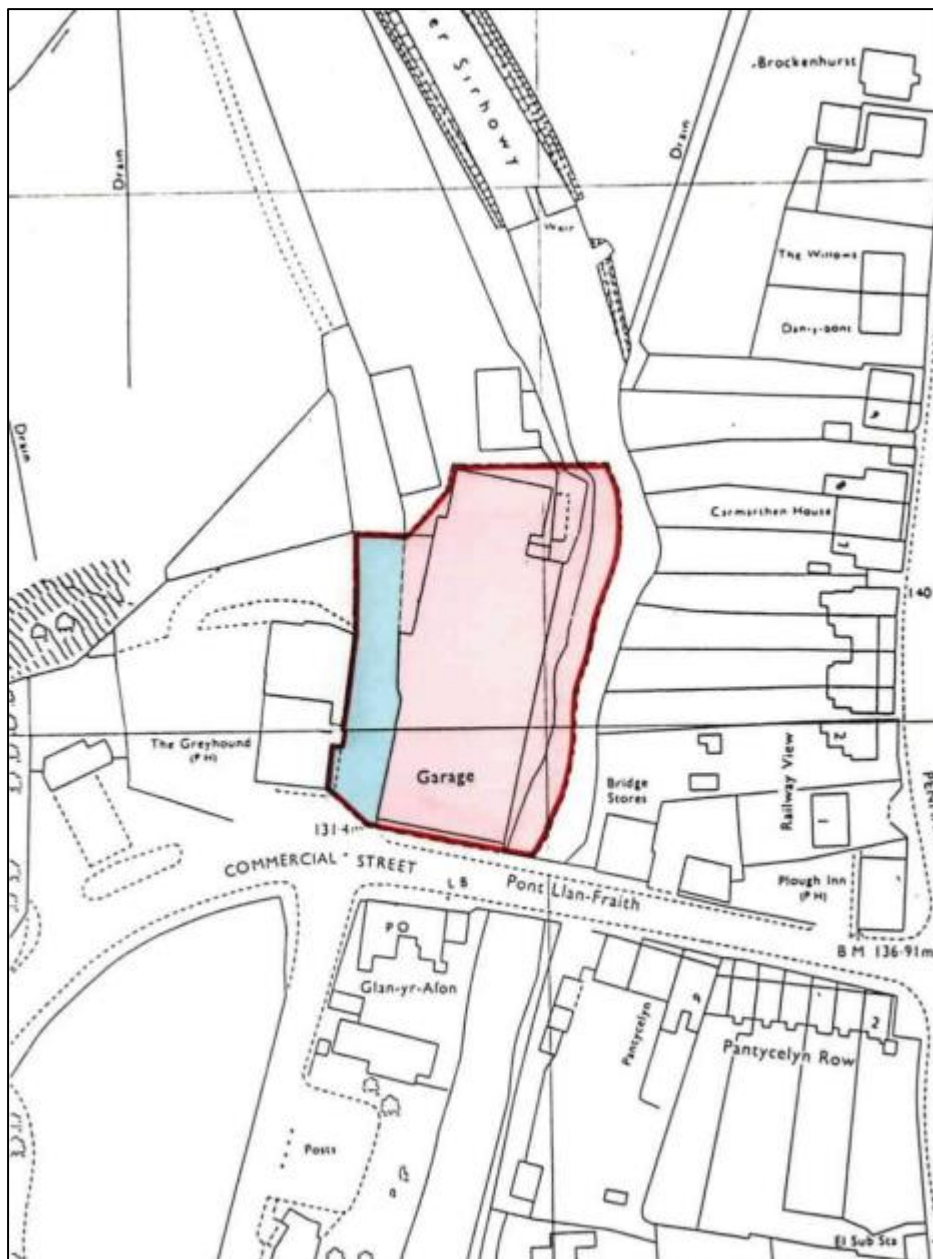
brinsons.co.uk

Director: T.A. Isaac B.Sc. MRICS

Brinsons is the trading name of Brinsons Ltd. Company No. 06030712

Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX





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

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