



TO LET

**UNIT 1B, GALLAGHER RETAIL PARK
CROSSWAYS PARK
CAERPHILLY
CF83 3NL**

- Prominent light industrial/ warehouse unit, located on an established retail park.
- Total Gross Internal area circa 9,200 sq ft (955 sq m).
- Inclusive of offices / mezzanine storage / staff facilities.
- Minimum eaves height of 5.5m.
- Available from December 2024.

RENT – £55,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property is located in a very prominent location at the entrance to Crossways Park and Gallagher Retail Park alongside the A468 in Caerphilly.

The property is in a strategic location with access to the whole of South East Wales and the site benefits from convenient road access to the M4 Motorway via Junction 28 & 32 along with the A469 Rhymney Valley Relief Road and the A470 corridor.

Nearby occupiers on the estate include Halfords, B&Q, Aldi, Dreams and McDonalds.

DESCRIPTION

The property is a modern purpose built semi-detached light industrial / warehouse unit with offices and storage at first floor level along with staff facilities. There is also additional mezzanine storage within the property. There is car parking to the front and servicing is via an up and over panel door.

The property benefits from three phase electricity, a minimum eaves height of 5.5 metres.

ACCOMMODATION

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

Ground Floor Workshop - 6,975 sq ft (648 sq m)
First Floor Mezzanine - 1,144 sq ft (106 sq m)
First Floor Office - 1,000 sq ft (93 sq m)

Total Gross Internal Area - 9,119 sq ft (847.2 sq m)

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

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 on new lease terms to be agreed.

RENT

£55,000 per annum exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who

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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confirm the following Rateable Value:

Rateable Value: £33,000
Uniform Business Rate 2024/25: 56.2
Gross Rates Payable: £18,546

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

VAT

We have been advised that the property is elected for VAT.

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

SUBJECT TO CONTRACT AND AVAILABILITY
JI/TI/2759/AUG24





IMPORTANT NOTICE

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

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