



TO LET

**UNIT 12B
TRECENYDD BUSINESS PARK
CAERPHILLY
CF83 2RZ**

- Large warehouse/ industrial unit
- Gross Internal Area (GIA) circa. 6,090 sq ft (565.77 sq m)
- Suitable for storage/ distribution
- Inclusive of 1st floor offices & staff facilities

RENT - £32,000 PER ANNUM EXCLUSIVE

LOCATION

Situated on the western fringe of Caerphilly, a satellite town on the northern outskirts of Cardiff, Trecenydd Business Park is widely regarded as one of the best established, most vibrant and sought after locations in the area.

Trecenydd Business Park, which lies approximately 1 mile from the town centre, benefits from its prominent situation. Junction 32 of the M4 motorway lies some 8 miles to the south and can be easily accessed via the A470 Cardiff to Merthyr dual carriageway, whilst the A468 Cardiff to Newport Road provides a convenient route to Junction 34 which lies some 7 miles to the east of the property.

DESCRIPTION

The unit is of a steel portal frame construction with brick elevations part overclad with steel profiled sheeting. Internally the property benefits from high bay storage with 1 roller shutter door and 2 No. single personnel door. The front roller shutter door measures 5.9m x 4.9m. There is a two storey office to the rear together with kitchen and WC facilities and storage rooms.

Externally the unit benefits from a parking area and space for loading / unloading.

ACCOMMODATION

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

Total Gross Internal Area – 6,090 sq ft (565.77 sq m)

SERVICES

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 Full Repairing and Insuring lease on terms to be agreed.

RENT

£32,000 per annum exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £19,750
Uniform Business Rate 2024/25: 56.2
Gross Rates Payable: £11,099.50

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 VAT is payable.

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/T1/762/AUG24



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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Residential
Agricultural
Commercial



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<p>Residential Agricultural Commercial</p>	