



INDUSTRIAL UNIT TO LET

UNIT 11, BLOCK G
PENMAEN INDUSTRIAL ESTATE
PONTLLANFRAITH, CAERPHILLY
NP12 4DQ

- Warehouse / industrial unit totalling circa 325 sq ft (30.2 sq m)
- Flexible lease terms available
- Prominently located on an established / popular estate
- On site car parking
- Units can be subdivided to suit occupier requirements

RENT - £5,720 PER ANNUM PER UNIT

BRINSONS COMMERCIAL

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

LOCATION

The subject property is located on the Penmaen Industrial Estate in Pontllanfraith.

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. Pontllanfraith lies approximately 5 miles to the north of Caerphilly, 9 miles to the northeast of Newport, and 12 miles to the north of Cardiff.

Access to the estate is provided via the A472 and A467 dual carriageway roads.

DESCRIPTION

The subject property is situated in a terrace of industrial units, of steel portal frame construction, on a site totalling 0.47 acres.

The property comprises one industrial bay measuring approx. 6.55m x 4.61m. It has a minimum eaves height of 4.1m, and features an automatic roller shutter door measuring 3.1m x 3.8m. The property features WC accommodation, and off-road parking.

Externally the estate is accessed via double gates and is bordered by perimeter fencing. The estate provides a fully surfaced and secure compound, and offers the potential for a variety of uses, subject to obtaining the necessary planning consents.

ACCOMMODATION

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

Individual Unit Floor Area - 325 sq ft (30.2 sq m)

SERVICES

We understand that the property benefits from mains electric, water and drainage. However, 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 new lease on terms to be agreed.

RENT

£5,720 per annum.

BUSINESS RATES

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

Rateable Value: £3,150
Uniform Business Rate 2023/24: 53.5
Gross Rates Payable: £1,685.25

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

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is NOT payable.

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

Jl/Tl/2724/APR24



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>	