



Dyffryn Business Park, C10

DYFFRYN BUSINESS PARK, CAERPHILLY, CF82 7TW

Well established distribution, trade and industrial location

1,544 sq ft
(143.44 sq m)

- Modern mid-terrace light industrial / warehouse unit
- Direct access off the A469 dual carriageway providing excellent road connectivity
- Minimum eaves height 6.1 metres, maximum eaves height 7.75 metres
- Single level loading door measuring width 4.1 metres, height 4.95 metres

- Unit applicable for small business rates relief (SBR)

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Summary

Available Size	1,544 sq ft
Rent	£12,500 per annum VAT payable in addition
Rates Payable	£4,720.80 per annum Unit currently benefits from small business rates relief (SBRR). Please contact Caerphilly council for additional information.
Rateable Value	£8,400
Service Charge	£620 per acre An estate service charge is levied to cover maintenance and upkeep of the common areas of the estate. The annual budget figure for unit C10 is £620.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (91)

Description

Unit C10 is a modern industrial and warehouse facility that benefits from excellent road connectivity and is conveniently located directly off the A469 dual carriageway.

The unit is a steel portal frame unit with a single level roller shutter and minimum eaves height 6.1m rising to 7.75m

Location

Dyffryn Business Park is a well-known area for distribution, trade, and industrial activities, situated around 6.5 miles away from the A470 dual carriageway.

Junction 32 of the M4 is located 9 miles to the South, while Junction 28 is around 13 miles to the Southwest.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	1,544	143.44	Available
Total	1,544	143.44	



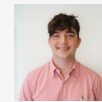
Viewing & Further Information



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