

# BRINSONS



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## INDUSTRIAL UNIT TO LET

**UNIT H,  
BOWEN INDUSTRIAL ESTATE,  
ABERGOED,  
CF81 9EP**

- Total Gross Internal Area circa 7,304 sq ft (678.5 sq m)
- Potential for sub-divisions from circa 4,000 sq ft (678.5 sq m)
- Integral office accommodation, kitchenette and WC facilities
- Prominently located business park
- Ample car parking provisions
- EPC Band: To be confirmed

**RENT: £36,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The property is located on Bowen Industrial Estate fronting Pengam Road (A4049) in Aberbargoed.

Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049.

## DESCRIPTION

The property comprises a semi-detached industrial building of steel portal frame construction with blockwork walls to circa 1.2 metres. The side and rear elevations are clad with steel profile sheeting and the front elevation is facing brickwork. The roof is clad, lined and insulated, incorporating translucent panels. Fenestration is provided by PVC framed double glazed units. There also solar panels on the roof.

Internally to the front of the building there is office accommodation arranged over ground and first floor levels to include a reception / entrance foyer and wc facilities. A large mezzanine structure has been installed which provides a canteen area and workshop space. The area below the mezzanine area is partitioned off and utilised as further workshop space.

## ACCOMMODATION

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

### Ground Floor

Office Accommodation -	727 sq ft (67.5 sq m)
Production Area -	2,608 sq ft (242.3 sq m)
Production Area -	1,609 sq ft (149.5 sq m)

### First Floor

Office Accommodation -	751 sq ft (69.8 sq m)
Mezzanine -	1,609 sq ft (149.5 sq m)

Total Gross Internal Area - 7,304 ft (678.5 sq m)

## SERVICES

We understand that the property benefits from mains gas, electric, water and drainage.

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.

### 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

## RENT/ PRICE

£36,000 per annum exclusive.

## EPC

To be confirmed.

## BUSINESS RATES

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

Rateable Value: £27,500  
Uniform Business Rate 2025/26: 56.8  
Gross Rates Payable: £15,620

We advise all interested parties should make their own enquires 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.

## 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

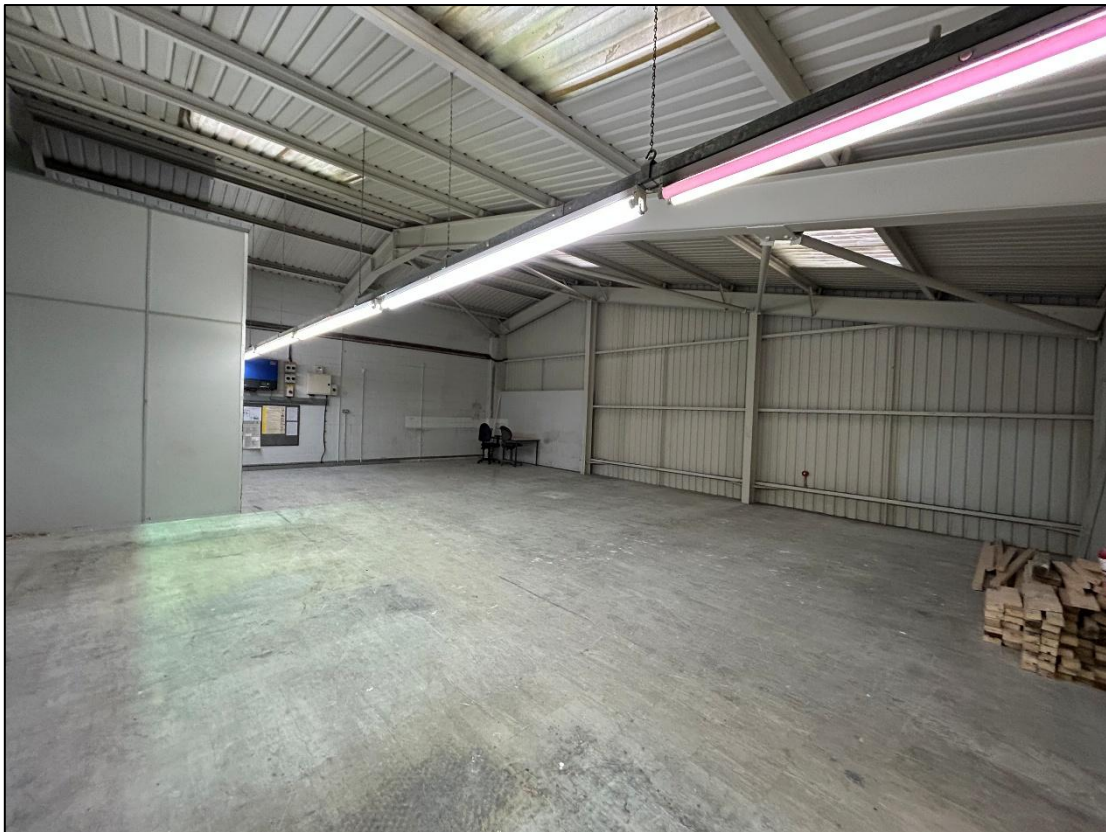
Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)**

**Trevor Isaac - [trevor.isaac@brinsonspc.co.uk](mailto:trevor.isaac@brinsonspc.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/Tl/1934/FEB26



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