



## TO LET

**UNITS 10 & 11B  
TRECENYDD BUSINESS PARK  
CAERPHILLY  
CF83 2RZ**

- Large warehouse/ industrial unit with potential for sub-division from 6,775 sq ft
- Gross Internal Area (GIA) circa 15,854 sq ft (1,472.8 sq m)
- Integral offices, canteen and WC facilities
- Well established estate in convenient location
- Available from January 2018
- EPC Band: TBC

**RENT ON APPLICATION**

**BRINSONS COMMERCIAL**

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

## 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 comprises 2 No units of steel portal frame construction with brick elevations part overlaid with steel profiled sheeting. Internally the property benefits from high bay storage with 3 No. roller shutter doors and a single PVCu personnel door. There are two storey offices to the front together with kitchen and WC facilities and storage rooms. The property can be sub-divided to provide two separate self contained units should it be required.

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

## ACCOMMODATION

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

Unit 10  
Total Gross Internal Area - 9,079 sq ft (843.4 sq m)

Unit 11b  
Total Gross Internal Area - 6,775 sq ft (629.4 sq m)  
(inclusive of first floor offices)

Unit 10-11b  
Total Gross Internal Area - 15,854 sq ft (1,472 sq m)

The landlord would consider sub-dividing the property to create two separate self contained units.

## SERVICES

We understand that all mains services are connected to the property.

## TERMS

The property is available to let by way of a Full Repairing and Insuring lease on 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, give notice that: (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 statements 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: 06030712.

## RENT

Rent on application.

Alternatively the landlord would consider splitting the units with rent and lease terms to be agreed on application.

## BUSINESS RATES

We have made online enquires of the Valuation Office who advise the following:

Unit 10  
Rateable Value: £25,250  
Gross Rates Payable: £12,599.75

Unit 11b  
Rateable Value: £19,500  
Gross Rates Payable: £9,730.50

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). We have been advised that VAT is payable.

## ARRANGE A VIEWING

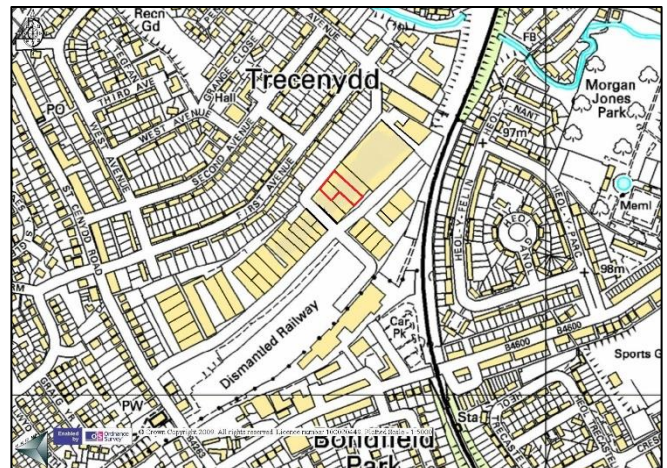
Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
Market Street  
Caerphilly  
CF83 1NX

Tel: 02920 867711  
Dan Jones - daniel.jones@brinsons.co.uk  
Beverly Williams - beverly.williams@brinsons.co.uk

## SUBJECT TO CONTRACT AND AVAILABILITY

I.1612 / I.1570



## BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711  
F. 02920 864028  
E. caerphilly@brinsons.co.uk

Residential  
Agricultural  
Commercial



Also at:  
50 High Street, Llandaff, Cardiff CF5 2DZ  
T. (029) 20 566430

67 High Street, Cowbridge, Vale of Glamorgan CF71 7AF  
T. 01446 771777