

BRINSONS



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INDUSTRIAL UNIT TO LET

**UNIT C,
25, PANTGLAS INDUSTRIAL ESTATE,
CAERPHILLY,
CF83 8DR,**

- Mid terrace industrial unit circa 3,700 sq ft (343.7 sq m).
- Inclusive of industrial warehouse, office & ancillary accommodation.
- Established and popular industrial estate.
- Flexible lease terms available.
- Ample parking provisions located within a contained site.
- Available immediately.

RENT: £20,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

The property is situated within the Pantglas Industrial Estate in Bedwas, which lies approximately 2 miles east of Caerphilly town centre.

Pantglas Estate is an established commercial location lying adjacent to the A468, which provides convenient access to the A470 approximately 7 miles to the south west and junction 28 of the M4 motorway approximately 7 miles to the east.

Nearby established occupiers on the estate include Proctor Engineering, HLP Tubeformers, Nuaire and Checkfire.

DESCRIPTION

The subject property comprises of a mid terrace industrial unit, located within Pantglas Industrial Estate. The property is inclusive of ground floor industrial warehouse space, ground and first floor office/ancillary accommodation, as well as integral WC's and kitchenette facilities.

Externally, the property is bounded by perimeter palisade fencing. There is a shared concrete-based courtyard area at the front of property, providing for circa 15 dedicated car parking spaces.

Internally, the property has a minimum eaves height of circa 5.5m, as well as an automatic roller shutter door, measuring 3.5m x 4.2m.

ACCOMMODATION

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

Total Gross Internal Area - 3,700 sq ft (343.7 sq m)

SERVICES

We understand that the property benefits from mains gas, 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 on new lease terms to be agreed.

RENT/ PRICE

£20,000 per annum exclusive.

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

EPC

TBC

BUSINESS RATES

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

Rateable Value: £18,250

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £10,256.50

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

VAT

We understand that VAT is applicable.

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

Trevor Isaac - trevor.isaac@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TI/2901/AUG25

