



Unit 29 & 30 Sir Alfred Owen Way, Pontygwindy Industrial Estate

Caerphilly, CF83 3HU

£50,000 Per Annum per annum

HARRIS & BIRT

A rare opportunity to let a substantial industrial / warehouse unit circa 9,811 sq ft (911.5 sq m) which benefits from a minimum eaves height of circa 6.18m, 2 No electrically operated roller shutter doors and an additional mezzanine floor area in Unit 29.

Location

The property is located on Pontygwindy Industrial Estate which is approximately 1 mile north of Caerphilly Town Centre and is accessed via the A469 which is the main arterial roadway into Caerphilly from the north.

The estate is situated less than a third of a mile from the A468 ring road and less than half a mile from the A469 dual carriageway. The A468 in turn gives access to the A470 Cardiff to Merthyr dual carriageway approximately 3 miles to the south east which links to the M4 motorway at Junction 32.

Description

The property comprises a substantial industrial / warehouse unit of steel portal frame construction with profile sheet cladding which forms part of a larger block of units. Unit 29 benefits from an electrically operated roller shutter door which measures approximately 4m (w) x 5.1m (h). Unit 30 benefits from an electrically operated roller shutter door which measures approximately 3.6m (w) x 4m (h), reception, kitchen facility, offices, stores and a WC facility. Both units have a minimum eaves height of 6.18m and a maximum eaves height of 7.88m.

Externally the property is accessed via the adjacent roadway which provides access to the compound and parking which is secured and locked with gated access. We understand that Unit 28 has a Right of Way to access their property.

Accommodation

From measurements taken onsite, we have calculated the following Gross Internal Areas (GIA) :-

Total Gross Internal Area (GIA) :-
9,811 sq ft (911.4 sq m)

Services

We understand that the property benefits from mains electric, water and drainage. Only Unit 30 benefits from a gas connection. However, we have not tested any of the service installations and prospective purchasers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

Rent

£50,000 per annum

Planning

All prospective purchasers to make their own enquiries with the Local Authority in relation to planning. We understand that the current uses are longstanding and in compliance with planning policy.

Business Rates

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

Unit 29 - Rateable Value: £19,000
Unit 30 - Rateable Value: £21,250
Uniform Business Rate (UBR): 50.2

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

Energy Performance Certificate

EPC Rating: C (61)

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.

Plans, Areas & Schedules

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

Anti Money Laundering

As part of our obligations under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documentation requested.

Viewing Arrangements

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS
or
Brooke Annandale BSc (Hons)

commercial@harrisbirt.co.uk / 01446 771777

All Enquiries

Harris & Birt Chartered Surveyors and Estate Agents
65 High Street
Cowbridge
Vale of Glamorgan
CF71 7AF

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HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

01446 771777 cowbridge@harrisbirt.co.uk

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

