



## Unit 8 & 9 Afon Court, Bedwas House Industrial Estate

Bedwas, Caerphilly, CF83 8JG

£19,500 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let a 1,291 sq ft industrial / warehouse unit on a newly built trade park opposite Toolstation and adjacent to Europlas with shop front and customer car parking.

### Location

The subject property is located adjacent to Peters Food Services at Bedwas House Industrial Estate, Caerphilly. The site itself is prominently located fronting Bedwas Road (A468) which is the main thoroughfare linking Caerphilly to Newport. The estate lies approximately 1.5 miles northeast of Caerphilly town centre and is accessed directly of the A468 which in turn provides access to the A470. The A470 provides direct link to Junction 32 of the M4 Motorway and further 2 miles to the south. Junction 28 of the M4 Motorway at Newport is approximately 7 miles to the east.

### Description

The subject detached unit is located on a newly built trade park opposite Toolstation incorporating modern high bay industrial/trade counter units with shop fronts and parking. The subject units benefit from shop frontage and roller shutter door access. The shop front comprises an aluminium frame measuring 4m (w) x 2.5m (h) with double doors. The RSD's measure 4m (w) by 4.7m (h). The minimum eaves is 6m rising to 8m at the apex. The unit benefits from three-phase power, WC facility and a BT phone line.

### Accommodation

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

Unit 8 & 9 - 1,291 sq ft (119.93 sq m) (GIA)

Plus additional mezzanine floor circa 1,291 sq ft (119.93 sq m)

### Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion. However, we understand that the property benefits from mains electricity and water. There is no gas.

### Term

The property is available to let by way of new lease on terms to be agreed.

### Rent

£19,500 per annum plus VAT.

### Energy Performance Certificate

EPC Rating: TBC

### 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. However, in this instance we understand that VAT is applicable.

### Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Units 8-9

Rateable Value: £13,750

Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority

### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

### Anti Money Laundering

As part of our obligation 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 documents requested.

### Arrange a Viewing

Strictly by appointment with the Joint Agents agents Harris & Birt or Brinsons Property Consultants.

Daniel Jones MSc MRICS (Harris & Birt)  
daniel.jones@harrisbirt.co.uk / 02920614411

or

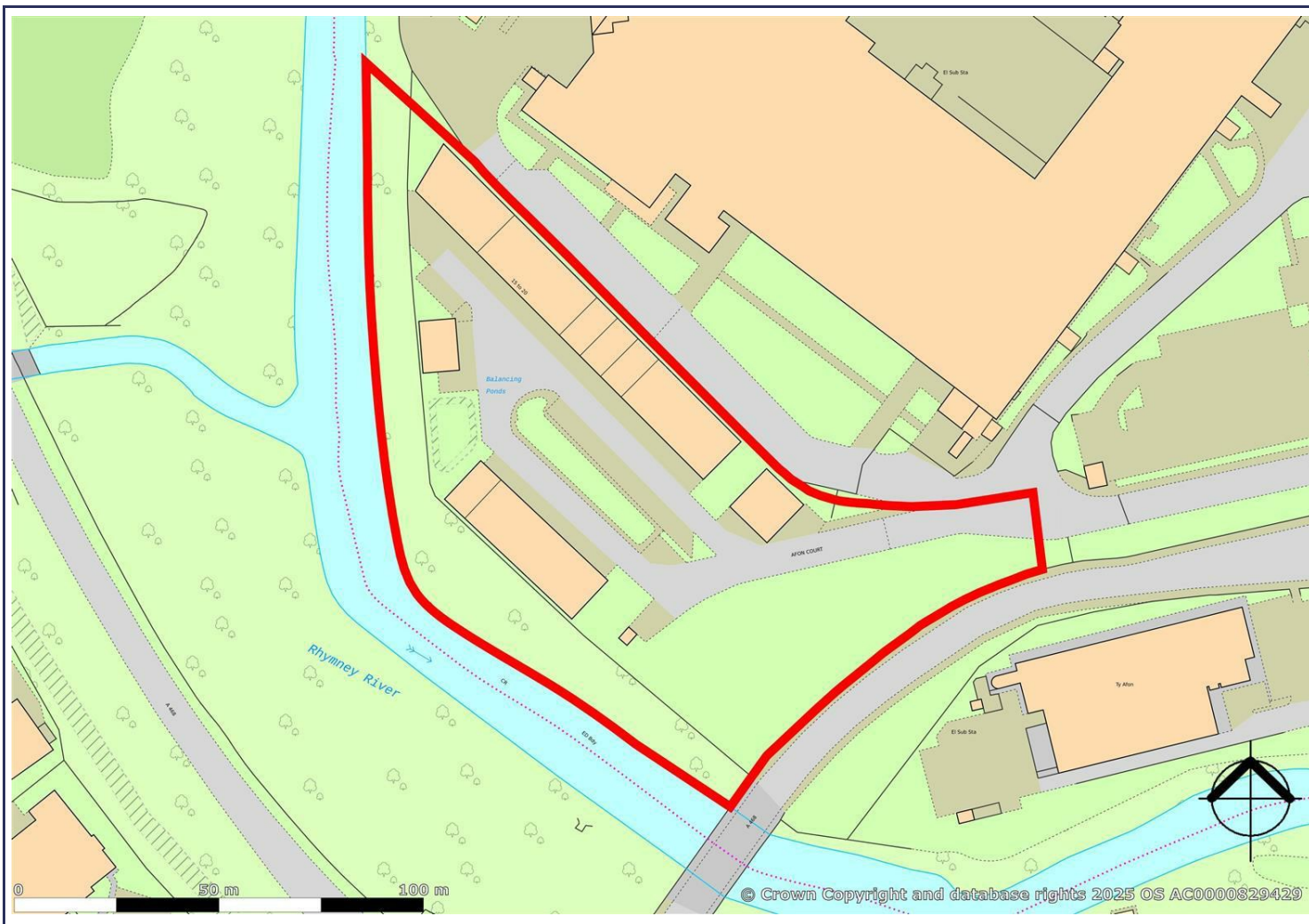
Joshua Isaac MSc MRICS (Brinsons Property Consultants)  
joshua.isaac@brinsons.co.uk / 02920 867711

### All Enquiries

Harris & Birt Chartered Surveyors  
Caerphilly Road  
Cardiff  
CF14 4QF

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# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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

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

