



## Units 1 & 2, Parc Glas Pantglas Industrial Estate

Bedwas, Caerphilly CF83 8DR

£30,000 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let a 3,000 sq ft unit which forms part of a larger brand new industrial / business unit situated on a prominent corner position of a well established commercial estate. Benefits include allocated parking and provision for an additional mezzanine floor should it be required.

**Location**

The property is situated on a prominent corner position on Pantglas Industrial Estate in Bedwas, which lies approximately 2 miles east of Caerphilly town centre. Pantglas Estate is an established commercial location adjacent to the A468 which provides convenient access to the A470 and M4 corridor with good links to both Cardiff and Newport.

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

**Description**

The subject property comprises 3,000 sq ft (278.70 sq m) and forms part of a larger block of steel portal frame construction with anthracite brick face up to 6.6ft and insulated Kingspan cladding. Access is provided via 2 No 3x3m electrically operated roller shutter doors and 2 No personnel door. There is a ribbon of windows at high level offering natural light with the potential for a mezzanine floor to be added should it be required.

Externally, there is allocated parking directly in front of the unit alongside the delivery bay and additional parking opposite. The unit benefits from use of a 2m high timber enclosure for commercial waste and a cycle rack.

**Accommodation**

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

3,000 sq ft (278.70 sq m)

**Services**

The property benefits from the provision of three phase electricity, mains water and drainage. There is no gas. 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.

**Terms**

The property is available to let on lease terms to be agreed.

**Rent**

£30,000 per annum plus VAT.

**Service Charge & Building Insurance**

A Service Charge of £2,000 per annum is levied for the upkeep and maintenance of the common areas which is inclusive of Buildings Insurance.

**Planning**

We understand that there is planning for B1, B2, B8 and D1 consent with up to 20% retail allocation. However we advise that all prospective tenants make their own enquiries with Caerphilly Council Planning department 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. However, in this instance we understand that VAT is payable on all costs.

**Business Rates**

The Business Rates have yet to be assessed.

**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 / 01446 771777

or

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

**All Enquiries**

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

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