

Block H Penmaen Industrial Estate

Pontllanfraith, Blackwood NP12 2DQ

£9,100 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit circa 701.5 sq ft (65.17 sq m) inclusive of first floor mezzanine of 189 sq ft.

Location
The property is prominently located within Penmaen Industrial Estate, an established industrial and business location serving the Blackwood and wider Caerphilly County Borough area, accommodating a range of trade, warehousing and business occupiers.

The estate is conveniently located adjacent to the A4048 and within close proximity to the A472, providing excellent connectivity throughout South Wales, The A470 dual carriageway and the M4 motorway are accessible via established road links, facilitating travel to Cardiff, Newport and the wider motorway network.

Description
The property comprises an end of terraced industrial building of steel portal frame construction with insulated cladding and translucent roof panelling. The unit benefits from an electrically operated roller shutter doors measuring 3.92m height and 3.56m width with an additional pedestrian access door to the front elevation. There is a ground and first floor office benefitting from carpeted flooring, LED lighting and perimeter trunking. Further benefits to include a kitchenette, three phase power, WC facility and a BT phone line.

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

Unit 10
Total Gross Internal Area - 701.5 sq ft (65.17 sq m) inclusive of:
First floor mezzanine circa 189 sq ft.

Services
We understand that the property benefits from mains electric, water and drainage. There is no gas. However, 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.

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

Rent
£9,100 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 payable on all costs.

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

Rateable Value: £3,700
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

Plans, Areas & Schedule
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)
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or

Joshua Isaac MSc MRICS (Brinsons Property Consultants)
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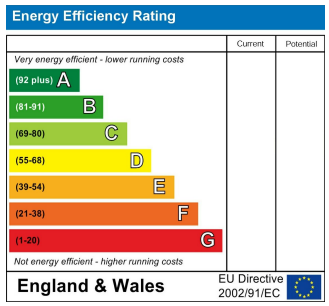


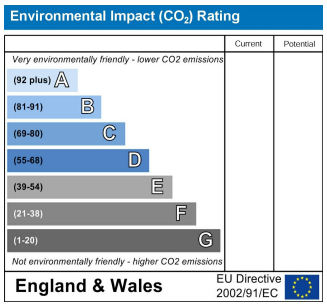












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