



Unit 38 Nine Mile Point Industrial Estate

Cwmfelinfach, Newport, NP11 7HZ

Price £230,000

HARRIS & BIRT

Opportunity to acquire the Long Leasehold interest (held under a 199-year lease from 28 March 1991 - less three days) in an end of terrace industrial / warehouse unit circa 4,278 sq ft (397.4 sq m) inclusive of substantial ground and first floor offices and external car parking to the front.

Location

The subject property is situated on Nine Mile Point Industrial Estate in Cwmfelinfach, an established industrial and commercial location within the Caerphilly County Borough. The estate is accessed via the A467, which provides links south to Newport and Junction 28 of the M4 motorway, and north towards Blackwood and the wider South Wales Valleys. Newport city centre lies approximately 10 miles to the south-east, whilst Caerphilly is approximately 9 miles to the south-west.

The nearby villages of Risca and Crosskeys provide a range of local amenities and public transport connections, with railway stations at both locations offering services to Newport and Cardiff.

Description

The property comprises an end of terrace industrial / warehouse unit of steel portal frame construction with substantial ground and first floor offices and external parking to the front.

Internally, the main warehouse benefits from a minimum eaves height of approximately 5.35m rising to approximately 7.3m at the apex with an additional 160 sq ft of mezzanine floor. Access is provided via a roller shutter door from the front parking area measuring approximately 3.75m (h) x 4m (w). The warehouse can also be accessed via the adjacent ground floor offices which provide WC / kitchen facilities, main reception area and 3 No offices / stores. The first floor provides additional office space with boardroom / meeting room, store and 2 No partitioned offices. Further benefits include a mixture of carpeting / laminate throughout, UPVC windows, electric wall mounted heaters and suspended ceiling with recessed fluorescent tube lighting.

Externally, there is car parking to the front and a large area to the side elevation which could be utilised for additional compound / store subject to obtaining the necessary planning consents and Freeholder consent.

Accommodation

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

Ground Floor:

Warehouse - 1,708 sq ft (158.7 sq m)

Offices, Stores and Ancillary - 1,285 sq ft (119.4 sq m)

First Floor:

Offices - 1,285 sq ft (119.4 sq m)

Total Gross Internal Area (GIA) - 4,278 sq ft (397.5 sq m)

There is an additional mezzanine floor totalling 160 sq ft (14.9 sq m)

Services

We understand that the property benefits from mains electric, gas, water and drainage. 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.

Tenure

The property is offered for sale by way of a long leasehold interest, held under a 199-year lease from 28 March 1991 (less three days), with approximately 163 years remaining unexpired. The lease is subject to a peppercorn ground rent and service charge.

Price

£230,000

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 not payable.

Business Rates

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

Rateable Value: £19,500

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.

Energy Performance Certificate

EPC Rating: D (96)

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 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)

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All Enquiries

Harris & Birt Chartered Surveyors

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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	

