

Unit 19-20 Dragon Court, Bedwas House Industrial Estate

Bedwas, Caerphilly, CF83 8DW

£13,000 Per Annum Plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit circa 1,504 sq ft (139.7 sq m) inclusive of first floor mezzanine of 752 sq ft. The unit is accessed off Greenway, the principal estate roadway on Bedwas House Industrial Estate. Option to sub divide from 752 sq ft.

Location
The property is prominently located along Greenway on the Bedwas House Industrial Estate which is the estate's principal roadway. The well established Bedwas House Industrial Estate is one of Caerphilly's premier business locations, with neighbouring occupiers including Peter's Food Services, Travis Perkins, Decorquip, Eriez Magnetics and DAS Legal Services.

The estate is directly accessed off the A468. The A468 provides access to Junction 28 of the M4 at Newport some 7 miles to the east and to the A470 Cardiff to Merthyr dual carriageway and Junction 32 of the M4 some 5 miles to the south west.

Description
The property comprises a detached industrial building of steel portal frame construction. The unit benefits from 2 No electrically operated roller shutter doors with an additional 2 No pedestrian access doors to the front elevation. Further benefits to include three phase power, WC facility and a BT phone line.

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

Unit 19-20
Total Gross Internal Area - 1,504 sq ft (139.7 sq m) inclusive of:
First floor mezzanine circa 752 sq ft.

Option to subdivide from 752 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.

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

Rent
£13,000 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: To be assessed
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 & 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)
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or

Joshua Isaac MSc MRICS (Brinsons Property Consultants)
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All Enquiries
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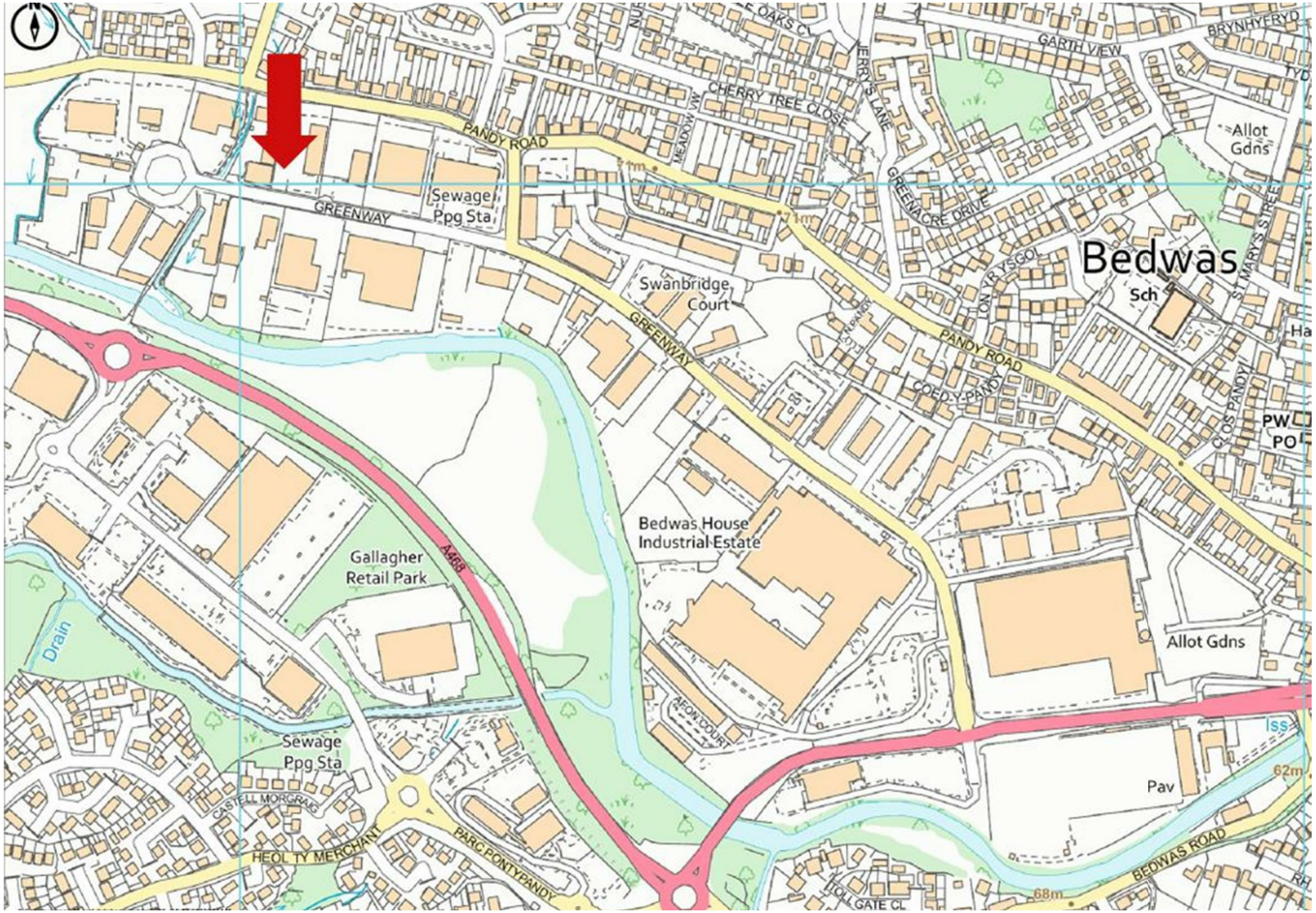
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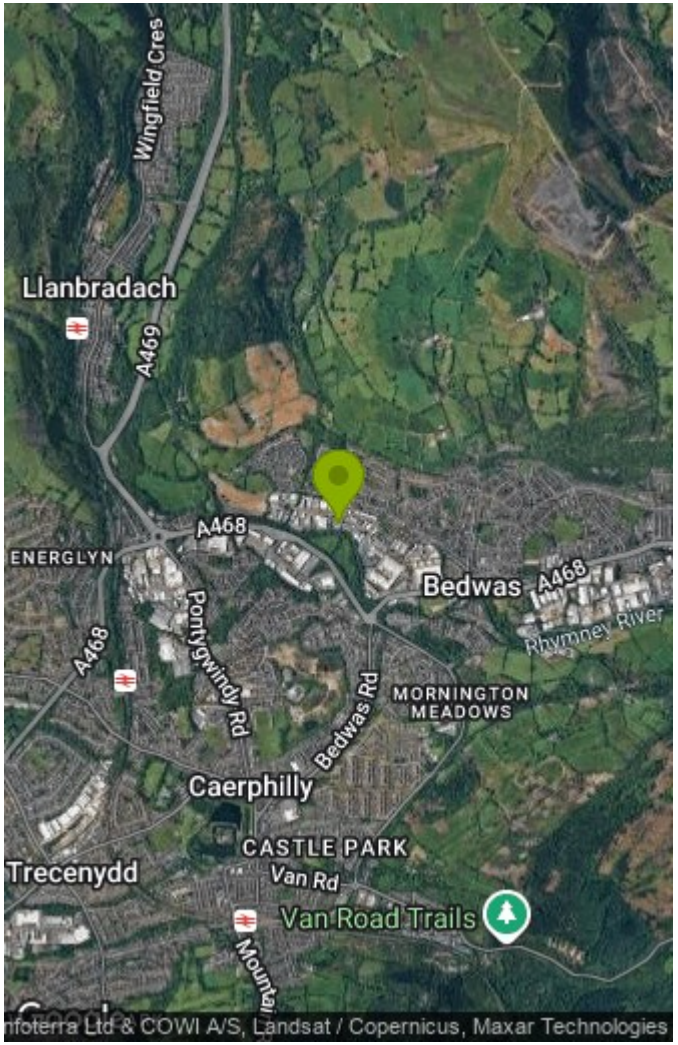


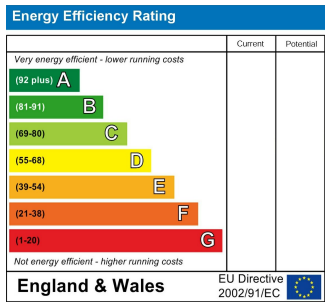


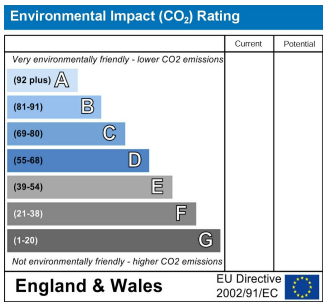












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