



Unit 5 Sutherland Building Bedwas House Industrial Estate

Bedwas, Caerphilly CF83 8XQ

£13,000 Per Annum

HARRIS & BIRT

Opportunity to let individual units located on a prominent site from 1,550 sq ft (144 sqm) with car parking and roadside visibility.

Location

The subject property is located on the well established Bedwas House Industrial Estate in Caerphilly with estate occupiers including Travis Perkins, Peter's Food Services, Screwfix and DAS Legal Services within close proximity.

Bedwas House Industrial Estate lies approximately 1.5 miles northeast of Caerphilly town centre and is accessed directly off the A468 which in turn provides access to the A470 Cardiff to Merthyr trunk road some 3 miles to the west. The A470 provides a direct link to Junction 32 of the M4 Motorway a further 2 miles to the south. Junction 28 of the M4 at Newport is approximately 7 miles to the east of the estate via the A468.

Description

The subject unit forms part of a larger industrial / warehouse building which has been extensively refurbished and sub-divided to provide self contained units from 1,550 sq ft (144 sqm). Each unit benefits from an electrically operated roller shutter door circa 4m (h) x 3.7m (w) and a pedestrian access door. The units have varying eaves heights but there is provision for additional mezzanine floors should it be required. Further benefits include three-phase power and a DDA compliant WC facility. The tenant is to be responsible for installing any lighting subject to their proposed fit-out works. Unit 5 has a minimum eaves height of 8.32m and a maximum eaves height of 10m.

Externally there is non allocated car parking opposite the units and the site is bound by perimeter palisade fencing with 2 No access gates.

Accommodation

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

Unit 5 - 1,550 sq ft (144 sq m)

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

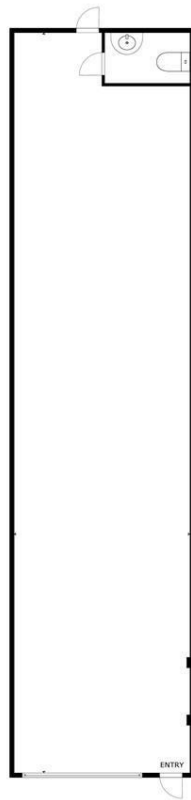
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All Enquiries

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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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