



Unit 15 & Compound & Compound, St Margarets Park

Aberbargoed, CF81 9FW

£22,850 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit with office and WC facilities circa 2,624 sq ft (243.8 sq m) with adjacent yard and additional compound circa 0.1 acres (0.04 Ha) located on an established trading estate.

#### Location

The property is located on St Margaret's Park Industrial Estate fronting Pengam Road (A4049) in Aberbargoed. Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049.

#### Description

The subject property comprises a high bay industrial unit with adjacent compound which forms part of the larger St Margaret's Park development.

Internally, the unit benefits from a workshop / storage space, office, kitchen and male / female WC's. Access from the front is provided via an electrically operated roller shutter door measuring approximately 4.65m x 4.35m and a single personnel door. There is an additional electrically operated roller shutter door to the side elevation measuring approximately 6.6m x 3.7m which provides access to the adjacent compound. The unit benefits from a minimum eaves height of 5.63m and a maximum eaves height of 7.28m. The compound is surfaced and bound in the main by steel palisade fencing with double gated access.

In addition there is a second compound located directly opposite the unit circa 0.1 acres (0.04 Ha) which is included. However, should it not be required it can be let on a separate basis.

#### Accommodation

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

Warehouse (inclusive of offices, kitchen and male / female WC facilities)  
2,624 sq ft (243.8 sq m)

Plus additional compound of approximately 0.1 acres (0.04 Ha)

#### Services

Each unit is sub-metered and we understand that the Landlord invoices the tenant for electricity and water quarterly in arrears. 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 on new lease terms to be agreed.

#### Rent

£22,850 per annum plus VAT.

#### Fixed Service Charge and Buildings Insurance

£2,700 per annum plus VAT

#### Rent Deposit

£5,750 plus VAT.

#### EPC Rating

EPC Rating: C (61).

#### 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: £13,750  
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority with regards to payment.

#### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale. Please note that the demise is outlined in blue within the enclosed plan.

#### 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 a viewing appointment.

Contact:

Daniel Jones MSc BSc (Hons) MRICS  
or  
Brooke Annandale BSc (Hons)

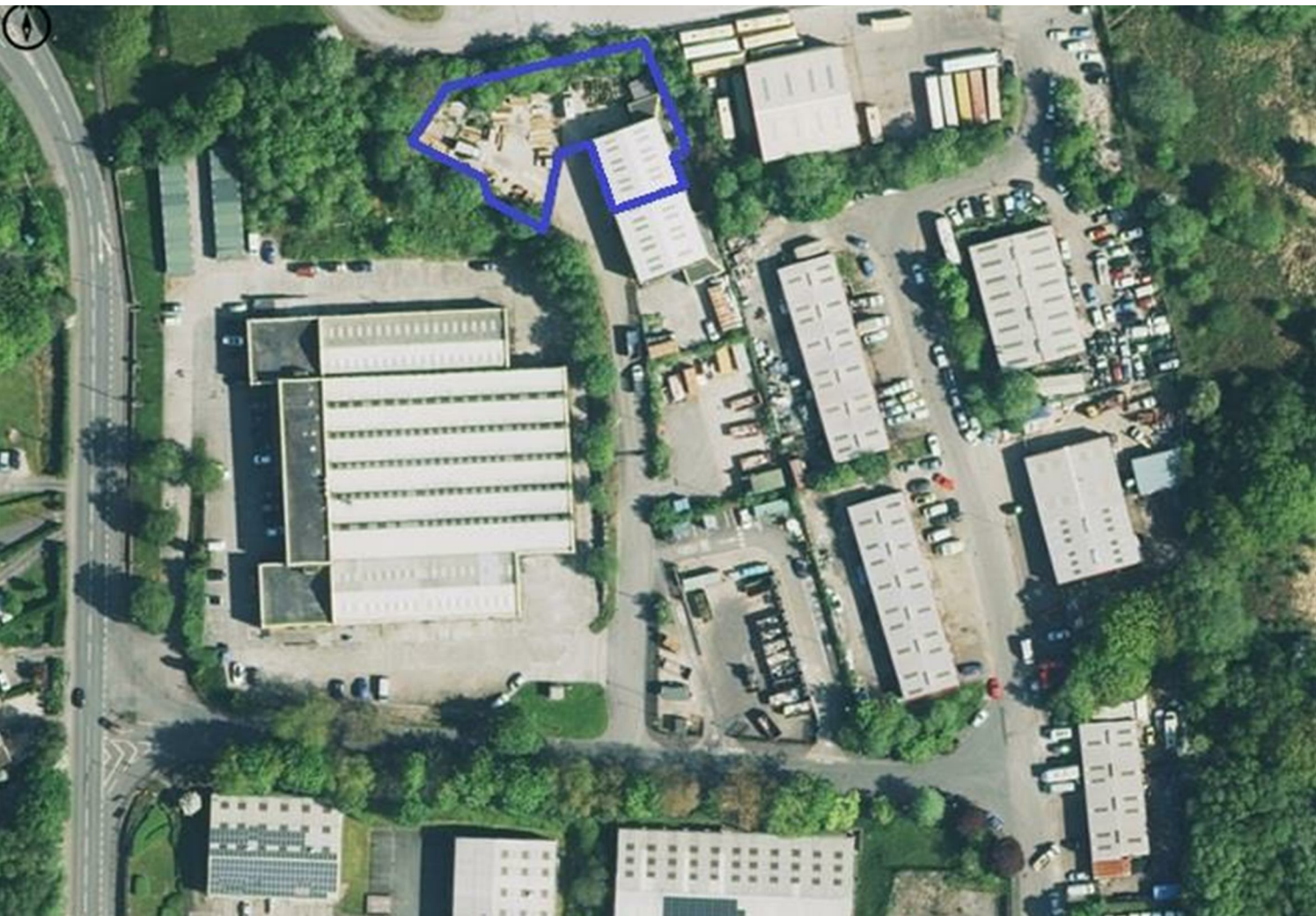
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#### All Enquiries

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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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

