



Unit 5 & 6 Maritime Court

Bedwas House Industrial Estate, Bedwas, Caerphilly CF83 8HU

Price £269,950

HARRIS & BIRT

Rare opportunity to acquire a Freehold industrial / workshop unit with first floor mezzanine offices and parking directly to the front for approximately 4 cars. Situated within the established Bedwas House Industrial Estate in Bedwas, Caerphilly within close proximity to Travis Perkins and CEF.

Location

The subject property is situated within the Maritime Court Development on the Bedwas House Industrial Estate. Maritime Court comprises a modern development of industrial / workshop units built within the last circa 25 years. Bedwas House Industrial Estate is an established estate lying approximately 1.5 miles to the east of Caerphilly town centre. The subject development is accessed off The Greenway which is the principal road on the estate. 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 itself is serviced by the A468 which provides access to Junction 28 of the M4 at Newport, some 7 miles to the east and the A470 Cardiff to Merthyr dual carriageway which lies some 5 miles to the west.

Description

The property comprises 2 No adjoining units situated within a terrace of 6 No industrial buildings and is of steel portal frame construction with brick and blockwork to the lower elevations and dividing walls. Externally the elevations are clad with corrugated steel sheeting and the lower front elevation is facing brick. The roof is lined and insulated and also clad with steel corrugated sheeting incorporating translucent panels.

Internally a mezzanine floor has been installed within each unit, which spans the whole building. This has reduced the ground floor maximum head height to circa 2.5 m. The ground floor of each of the units provides workshop / storage space with kitchen and WC facilities. The first floor provides office accommodation and staff facilities.

Externally the property has a forecourt providing parking for approximately 4 cars. Vehicular access to each of the units is provided by 2 No roller shutter doors.

Accommodation

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

Ground Floor:

Unit 5 - 916 sq ft (85.1 sq m)

Unit 6 - 960 sq ft (89.2 sq m)

First Floor -

Unit 5 - 916 sq ft (85.1 sq m)

Unit 6 - 960 sq ft (89.2 sq m)

Total Gross Internal Area (GIA) - 3,752 sq ft (348.5 sq m)

Services

We understand that the property benefits from mains electric, 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.

Price

£269,950 exclusive

Tenure

Freehold Title No. WA787026 subject to Vacant Possession.

Business Rates

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

Rateable Value: £24,750

Uniform Business Rate (UBR): 50.2

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

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.

Energy Performance Certificate

EPC Rating: D (80)

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 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)

commercial@harrisbirt.co.uk / 02920614411

All Enquiries

Harris & Birt Chartered Surveyors

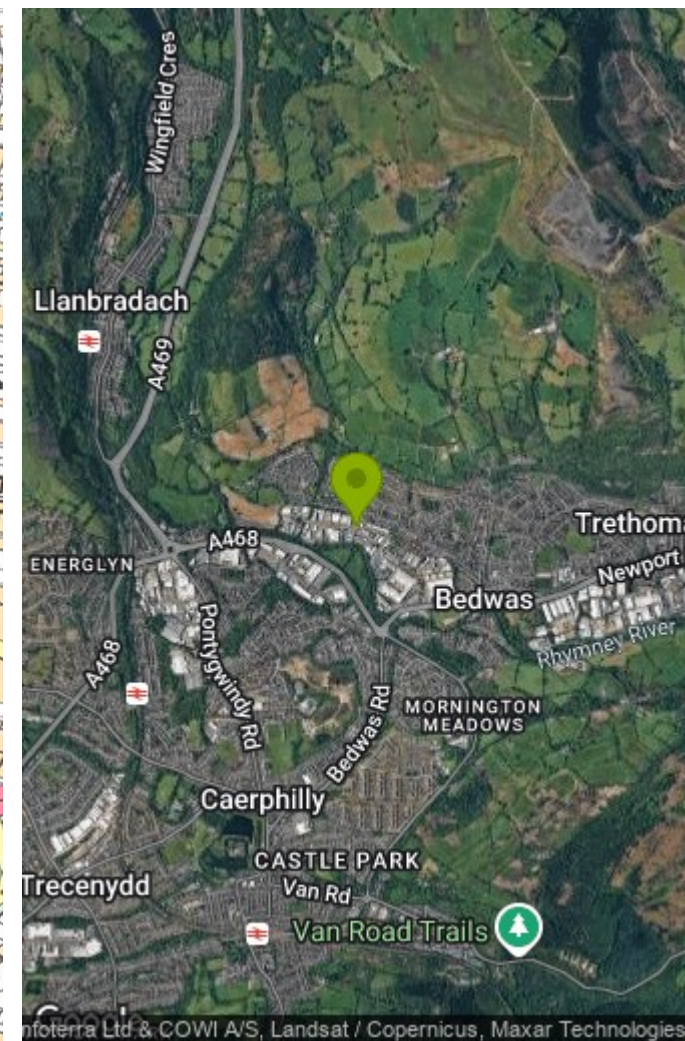
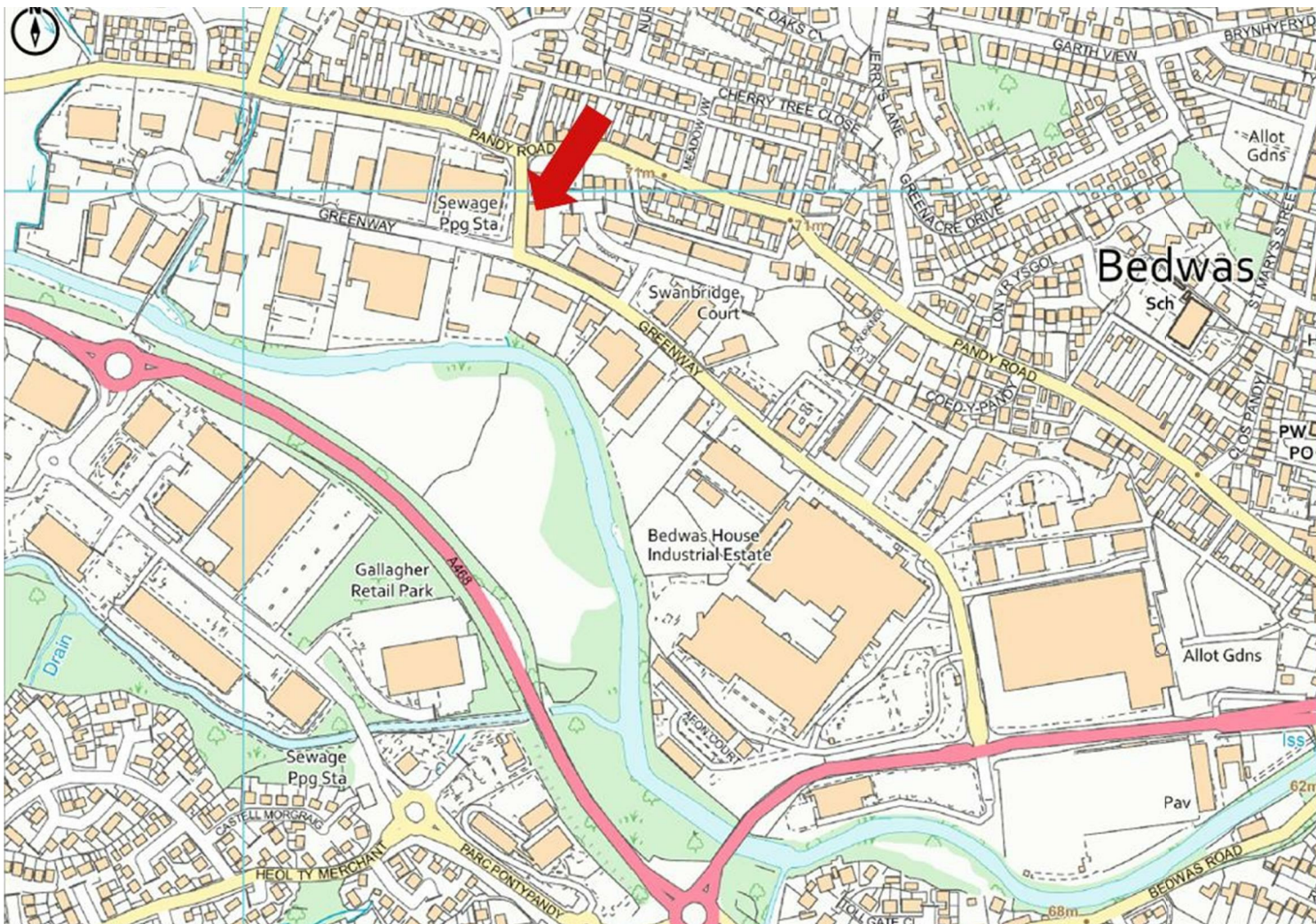
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU 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	

