



Unit 15-18 Dragon Court, Bedwas House Industrial Estate

Bedwas, Caerphilly, CF83 8DW

£7,800 (From) Per Annum Plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit which totals 2,040 sq ft but can be sub-divided to provide space from 510 sq ft should it be required. The property is newly constructed and will be available from mid September 2026 with rents starting from £7,800 per annum per individual unit of 510 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 which is newly constructed and available from mid September 2026. The unit benefits from a min eaves of 6.2m, max eaves rising to 8.3m at the apex, 4 No electrically operated roller shutter doors and an additional 4 No pedestrian access doors. Further benefits to include three phase power, WC facility and a BT phone line. Options to sub-divide individual units with roller shutter door and pedestrian door from 510 sq ft up to 2,040 sq ft.

Accommodation

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

Unit 15-18
Total Gross Internal Area - 2,040 sq ft (189.5 sq m)

Option to subdivide into individual units from 510 sq ft up to 2,040 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

Rent from £7,800 per annum plus VAT per unit.

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

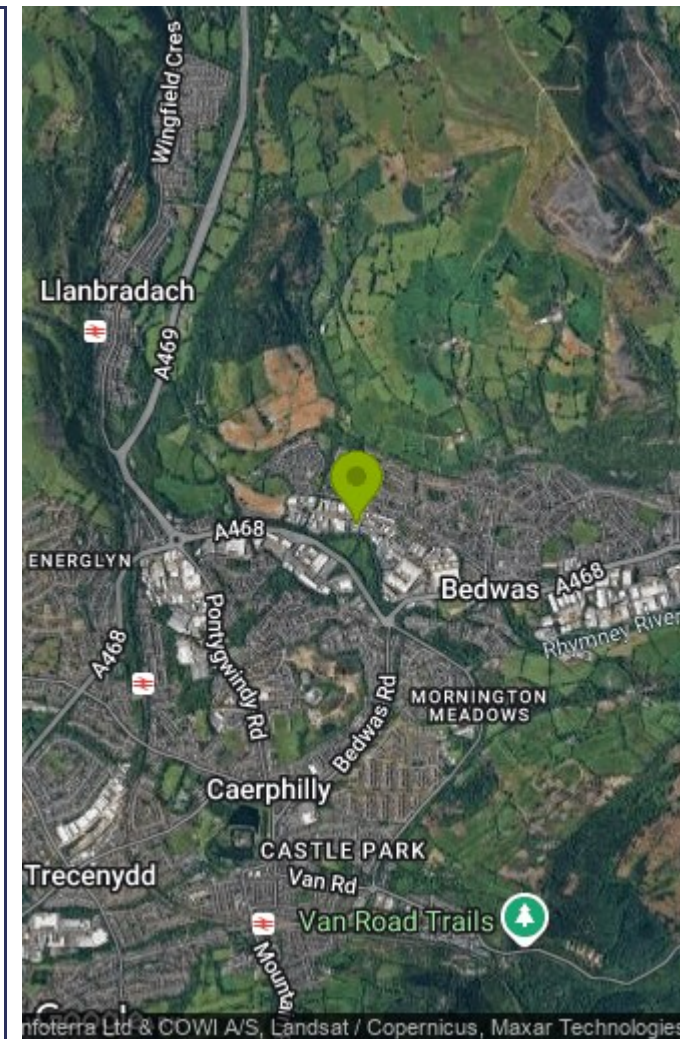
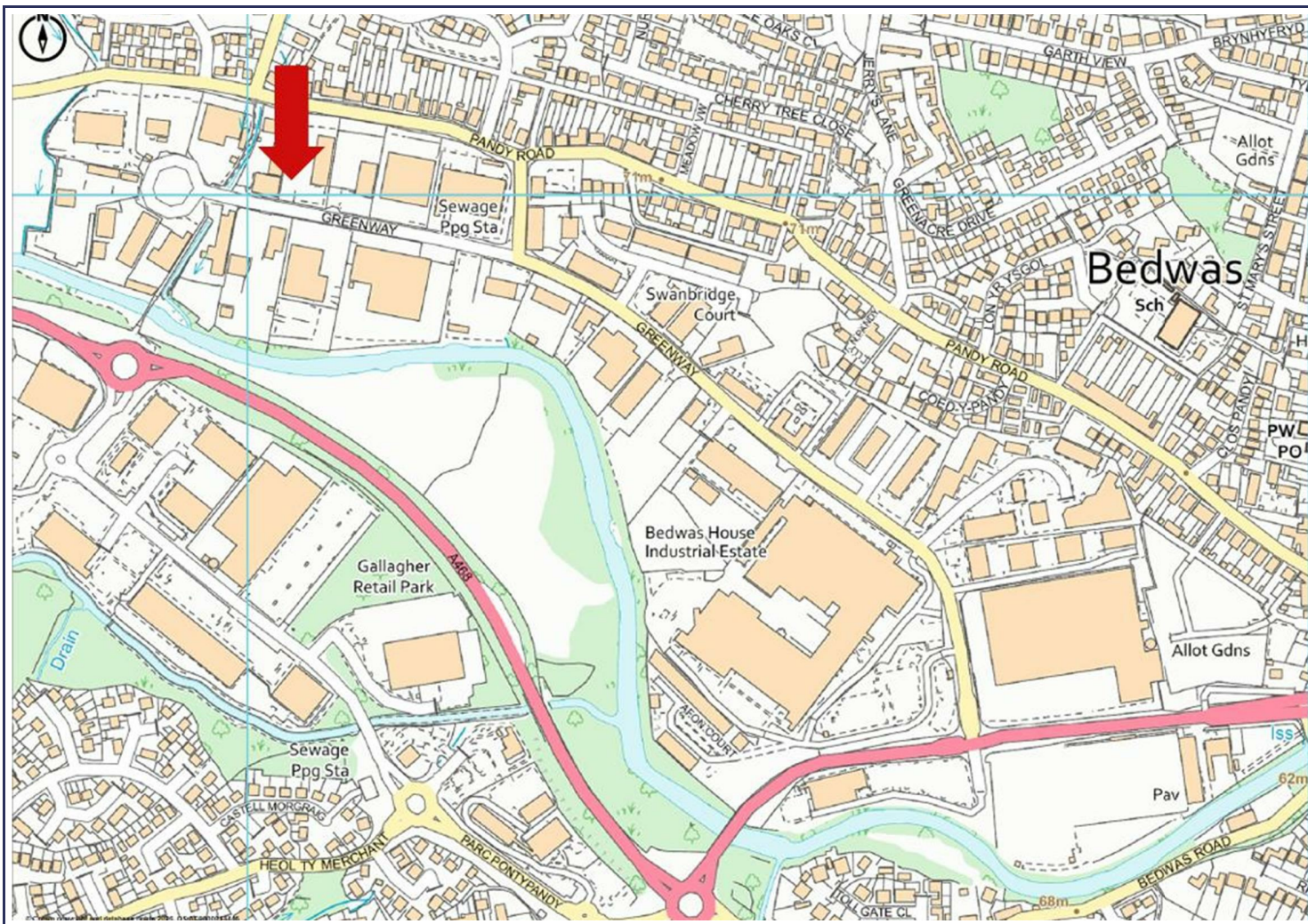
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All Enquiries

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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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

