

BRINSONS



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INDUSTRIAL / TRADE COUNTER UNITS TO LET

**UNITS 8 & 9,
AFON COURT, BEDWAS HOUSE INDUSTRIAL ESTATE
BEDWAS, CAERPHILLY
CF83 8XP**

- High bay industrial / trade counter units with shop front and parking.
- New build trade park.
- Prominent roadside visibility.
- Gross Internal Area (GIA) circa 1,291 sq ft (119.93 sq m).
- Flexible lease terms available.
- Suitable for a range of uses subject to the necessary planning consents.

RENT: £19,500 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The subject property is located adjacent to the factory premises occupied by Peters Food Services at Bedwas House Industrial Estate, Caerphilly. The site itself is prominently located fronting Bedwas Road (A468) which is the main roadway linking Caerphilly and Newport.

The 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 is located on a newly built trade park incorporating modern high bay industrial / trade counter units with shop fronts and parking.

The subject unit benefits from prominent roadside visibility, shop frontage and roller shutter door access. The shop fronts comprise an aluminum frame measuring 4m (width) by 2.5m (height) with double doors. The RSD measures 4m (width) by 4.7m (height). The minimum eaves is 6m rising to 8m at the maximum.

The unit benefits from 3 phase electricity, WC facility and a BT phone line. Any lighting must be completed under the proposed Tenant fit-out works

ACCOMMODATION

The approximate Gross Internal floor area is as follows:-

Units 8 & 9 – 1,291 sq ft (119.93 sq m)

Total Gross Internal Area – 1,291 sq ft (119.93 sq m)

SERVICES

The unit benefits from mains electric and water. There is no gas. We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The units are available to let on new Full Repairing and Insuring terms on a term of years to be agreed.

RENT

From £19,500 per annum exclusive.

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

EPC

To be confirmed.

BUSINESS RATES

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

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.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons 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 sole agents:

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SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2929/DEC25

