

Unit 8 Pantglas Industrial Estate, Bedwas, Caerphilly, CF83 8GE

emanueljones
chartered surveyors

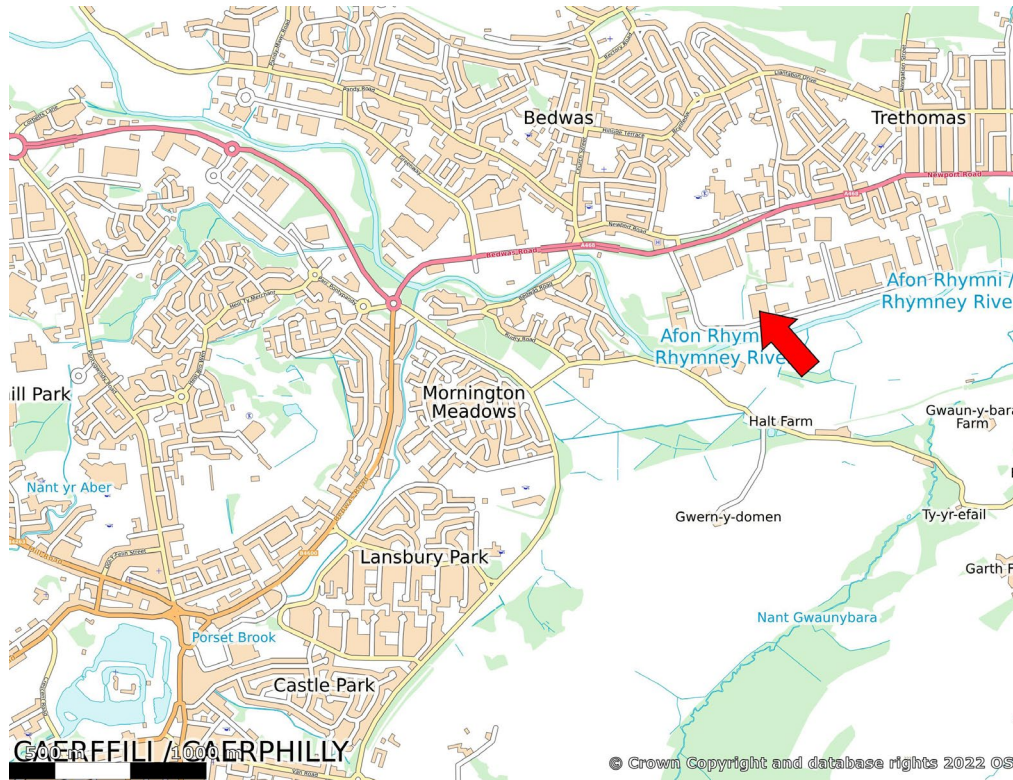


TO LET / MAY SELL - Industrial / Warehouse

LOCATION

The property is located in Bedwas approximately 2 miles east of Caerphilly town centre. Pantglas Industrial Estate is an established commercial location situated directly adjacent to the A468. The property is well connected, providing convenient access to the Heads of the Valleys via the A469 approximately 2 miles west and the M4 Motorway at Junction 32 via the A470 approximately 7.5 miles south.

The property occupies a prominent position on Pantglas Industrial Estate with nearby occupiers including Biological Preparations, AVP Recycling, GAP Hire Solutions and Procter Contractors.



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Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

DESCRIPTION

The property comprises a substantial detached warehouse with ancillary offices. It sits on a self-contained site of approximately 1.3 hectares (3.2 acres) providing 64 car parking spaces.

The property is fronted by a two-storey office block of brick construction under a flat roof. The offices benefit from suspended ceiling with recessed LED lighting, plastered and painted walls, part perimeter and part skirt trunking, solid floor with carpet tile finish, kitchenette and WC facilities provided.

To the rear is a large warehouse unit of steel portal frame construction. It provides predominantly open plan warehouse accommodation with two mezzanine areas, gas blowers for heating and seven electric roller shutter doors. We understand mains gas, 3-phase electricity and water are connected.

Externally, the property benefits from 360-degree access and is secured via gated entrance and palisade fencing. It benefits from 0.56 hectares (1.4 acres) of surfaced yard to the north, east and western elevations offering storage and loading facilities.

ACCOMMODATION

The property has been measured on a gross internal area basis and provides the following areas:

Ground Floor Office	2,245 sq ft		208.54 sq m
First Floor Office	2,245 sq ft		208.54 sq m
First Floor Office Mezzanine	3,584 sq ft		332.94 sq m
Warehouse	42,907 sq ft		3,986.20 sq m
TOTAL	50,981 sq ft		4,736.22 sq m

There are currently two mezzanine areas within the warehouse providing 11,247 sq ft (1,044.91 sq m) of accommodation. Plans for identification purposes only.



LEASE TERMS

The property is available under a new lease with terms to be agreed.

Additionally and via separate negotiation, there is the opportunity to lease additional land to the rear of the property. Further details can be provided upon request.

RENT

The property is available at a quoting rent of £190,000 per annum.

ANTI-MONEY LAUNDERING

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds of all parties to property transactions.



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BUSINESS RATES

The property has a rateable value of £90,500. Using the 2022/23 UBR (0.535) this results in rates payable of £48,417.50. Interested parties are advised to rely on their own enquiries with the relevant local authority.

EPC

The property has an EPC of C (59). A full copy of the certificate can be provided upon request.

VAT

The property is not elected for VAT.

LEGAL COSTS

Each party is to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams / Carlo Piazza
Email: david@emanuel-jones.co.uk
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SUBJECT TO CONTRACT & AVAILABILITY

September 2022

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