

# SITE

PANTGLAS INDUSTRIAL ESTATE, BEDWAS, CAERPHILLY, CF83 8DR



WELL LOCATED FENCED & SURFACED YARD

TO LET | Sites-land  
0.2 Acres  
£10,000 per annum (Excl.)

## Key Features

- Close proximity to A470 and M4 Motorway
- Established distribution and industrial location
- Regular shaped and level site
- Fenced and gated
- Tarmacadam surface
- Storage container included
- New lease available

## Description

- Level surfaced site
- Fenced and gated
- Tarmacadam surface
- No power / utilities connected
- Storage container on site

## Accommodation

Site approximately 0.2 Acres



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## Further info visit:

<https://www.jenkinsbest.com/properties/site-pantglas-industrial-estate-bedwas-caerphilly-cf83-8dr/>

## Location

Pantglas Industrial Estate is situated on the eastern side of Caerphilly and is accessed from Newport Road (A468) adjacent to the main entrance to the Pantglas Industrial Estate. Junction 28 of the M4 is approximately 8 miles to the east and the A470 is approximately 4 miles to the west. Occupiers on the estate include Nuaire and Hugh James Solicitors (Archive Centre).

## Tenure & Terms

The site is available by way of a new full repairing and insuring Lease for a term of years to be agreed.

## Rent

£10,000 per annum (Excl.) VAT payable in addition.

## Rateable Value

To be assessed.

## Estate service charge / building insurance

The current estate service charge applicable for the site is to be confirmed. The Landlord insures the building and recovers the annual premium from the Tenant - annual premium to be confirmed subject to proposed use.

## Legal costs

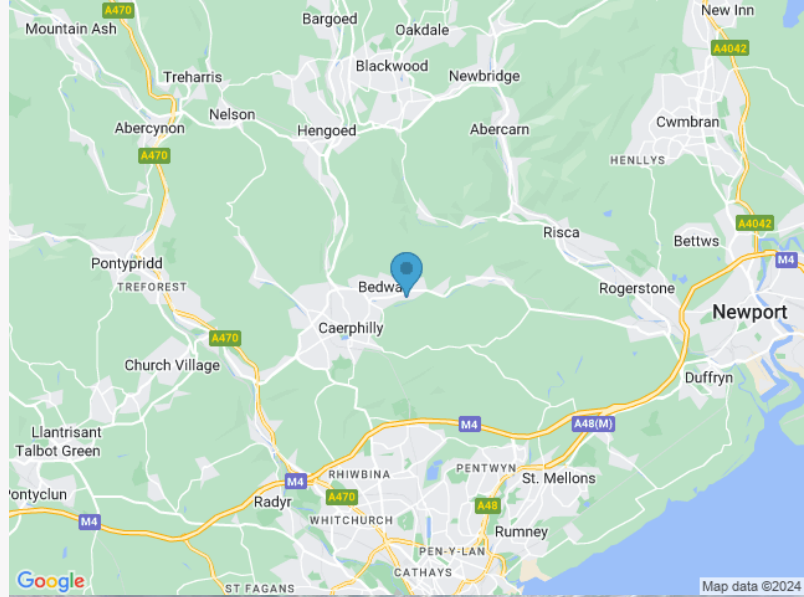
Each party responsible for their own legal and professional costs.

## Energy Performance Certificate

N/A

## Further information

For additional information or to arrange a viewing please contact the joint agents - Jenkins Best, Cooke & Arkwright, Knight Frank. Henry Best (07738960012) [henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)



## Disclaimer

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June 2024

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