



Offices, Unit 3, Blackwood Business Park, Blackwood, NP12 2XH

Offices To Let - refurbished and immediately available

Summary

Tenure	To Let
Available Size	1,609 to 14,331 sq ft / 149.48 to 1,331.39 sq m
Service Charge	All inclusive rent available
Business Rates	To be assessed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Established business park location
- High quality ground floor and 1st floor office suites
- Comfort cooling, LED lighting
- DDA compliant, lift access to 1st floor
- Generous car parking
- Flexible terms available

Offices, Unit 3, Blackwood Business Park, Blackwood, NP12 2XH

Summary

Available Size	1,609 to 14,331 sq ft
Business Rates	To be assessed
Service Charge	All inclusive rent available
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	All inclusive rent available
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Refurbished DDA compliant office space with comfort cooling and plentiful on-site car parking. Available in part and on flexible 'all-inclusive' terms.

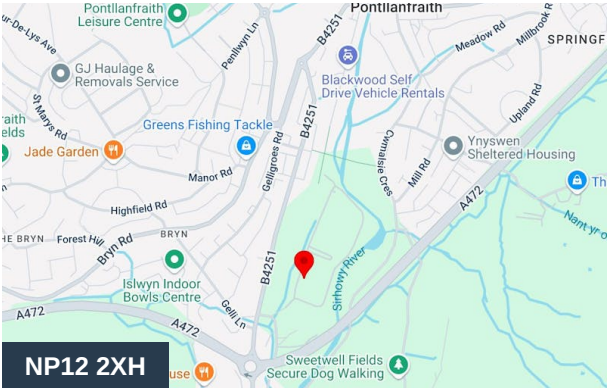
Location

Located in Blackwood, a well established large commercial town in the heart of the Caerphilly County Borough. Excellent access to major road infrastructure. The property is located immediately on the A472 dual carriage-way providing onward access to Caerphilly Town Centre, the A470 and the M4 Motorway.

Blackwood is well-situated to access Wales' largest urban centres and is 12 miles north of Cardiff, 14 miles north west of Newport and 46 miles east of Swansea. The severn bridge is 32 miles away and has been 'toll free' since 2019.

Terms

New Full Repairing & Insuring Lease - for a Term of years to be agreed.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Amelia Nicholas
07703 975 677
amelia@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com



Tom Rees
07557 161491
tom@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 20/01/2026