

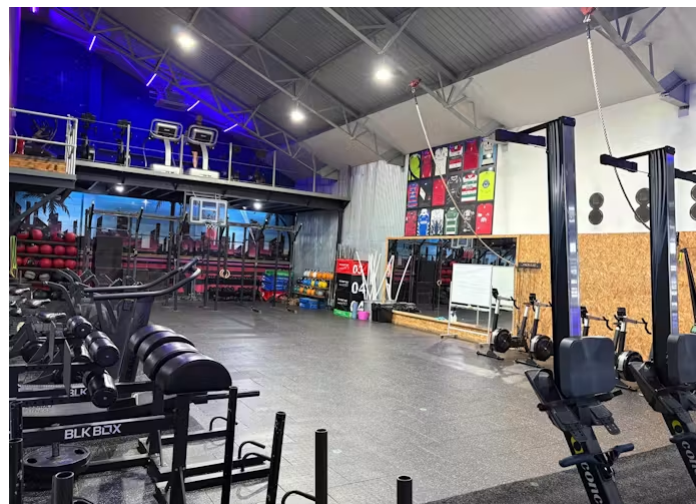


TO LET

Unit A, De Clare House,
Caerphilly, **CF83 3HU**

To Let/May Sell - Trade / Warehouse Unit. Current use as a Health & Fitness Centre (D2 Use) / potential to convert back to warehouse (B2/B8)

- Current use as a Health & Fitness Centre (D2 Use)
- Potential to convert back to warehouse (B2/B8)
- Estate located in prominent position on Pontygwindy Road, Town Centre 1/2 mile away
- Includes 2 storey office, WC facilities & kitchenette
- Single level electric roller shutter door 4.65m (w)x 4.5m (h)
- Minimum eaves height of 4.48m
- Ample On site parking
- Incentives available



Size

7,912 sq ft (735.05 sq m)

Rent

£50,000 per annum payable monthly in advance

Location

Caerphilly is situated at the base of the Rhymney Valley and is famous for its 13th century castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport.

De Clare House is located in a prominent position on Pontygwindy Road, one of the main arterial routes in to Caerphilly, just 1/2 mile to the south.

The property is within close proximity of the A468 Caerphilly Ring Road, which links to the A470, providing access to junction 32 of the M4 Motorway and Cardiff city centre.

De Clare House also benefits from a range of nearby amenities including an Asda Superstore .

The area has a diverse industrial and office base, with principal employers including Caerphilly County Council, the Headquarters Nuair Ventilation Systems, PHS Group and GE Aerospace Engine Services.

Occupiers on the estate include Plumbsave UK, Protectorcomms and Caerphilly Citizens Advice Bureau. Notable occupiers on Pontygwindy Estate include Howdens, Greggs and Jewson.

Connectivity

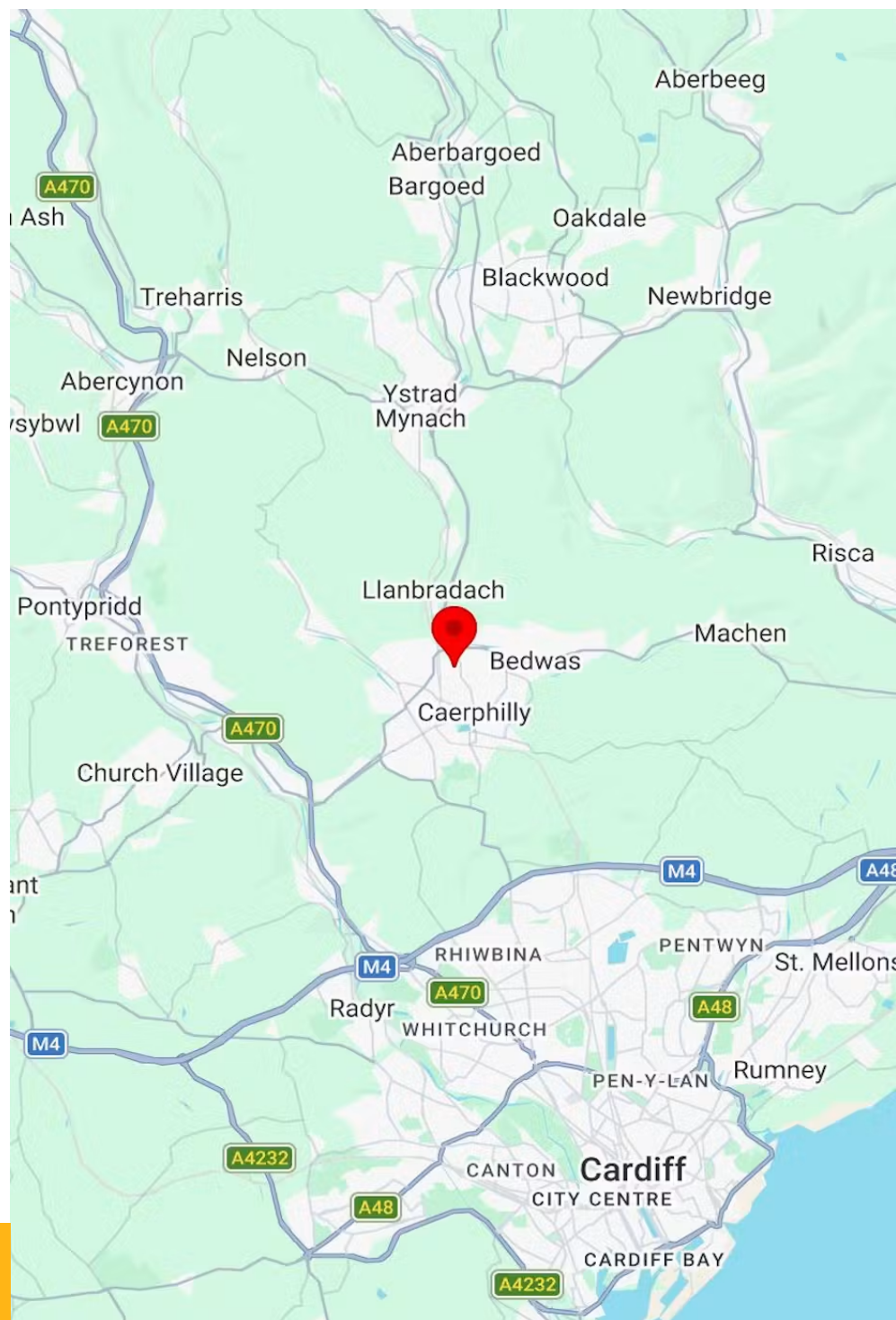
Road

M4 Junction 32 7 miles



Cities

Cardiff 7 miles
Newport 12 miles



Description

De Clare House and Industrial Estate is a complex of refurbished industrial, warehouse, trade counter units and office suites extending to some 46,000sqft in total, part of which is over 2 floors.

The industrial/warehouse/trade counter units range from 750sqft to 8000sqft. Minimum eaves' height of 4.48m, with electric roller shutter doors, wc/office.

Unit A (To Let/May Sell) is a Mid Terrace Industrial / Warehouse Unit To Let with 2 storey offices & WCs.

- Large warehouse with 2 storey office and WC facilities
- The offices benefit from air conditioning
- Fire and Intruder alarm systems.
- Electric roller shutter door
- The roller door measures 4.65m (w)x 4.5m (h)
- Personnel door provides access to the reception and offices
- Minimum eaves height of 4.48m extending up to 7.8m at the apex

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
A	7,292	677
TOTAL	7,292	677

The accommodation comprises the following areas:

Specification



EPC:



Loading Doors
(Surface level): 1



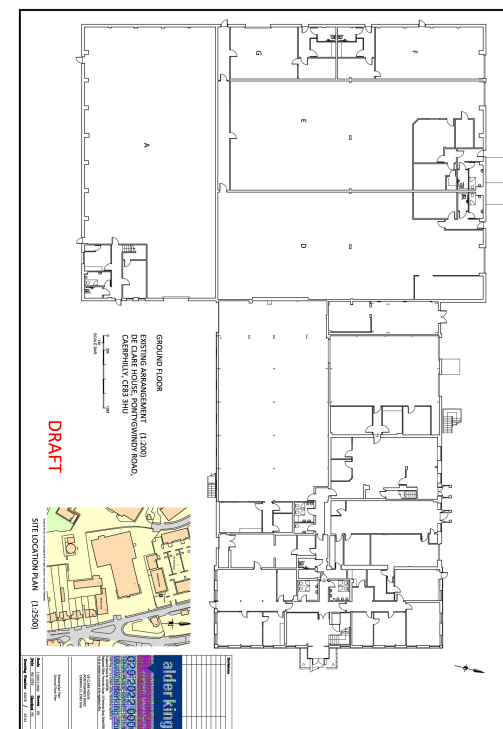
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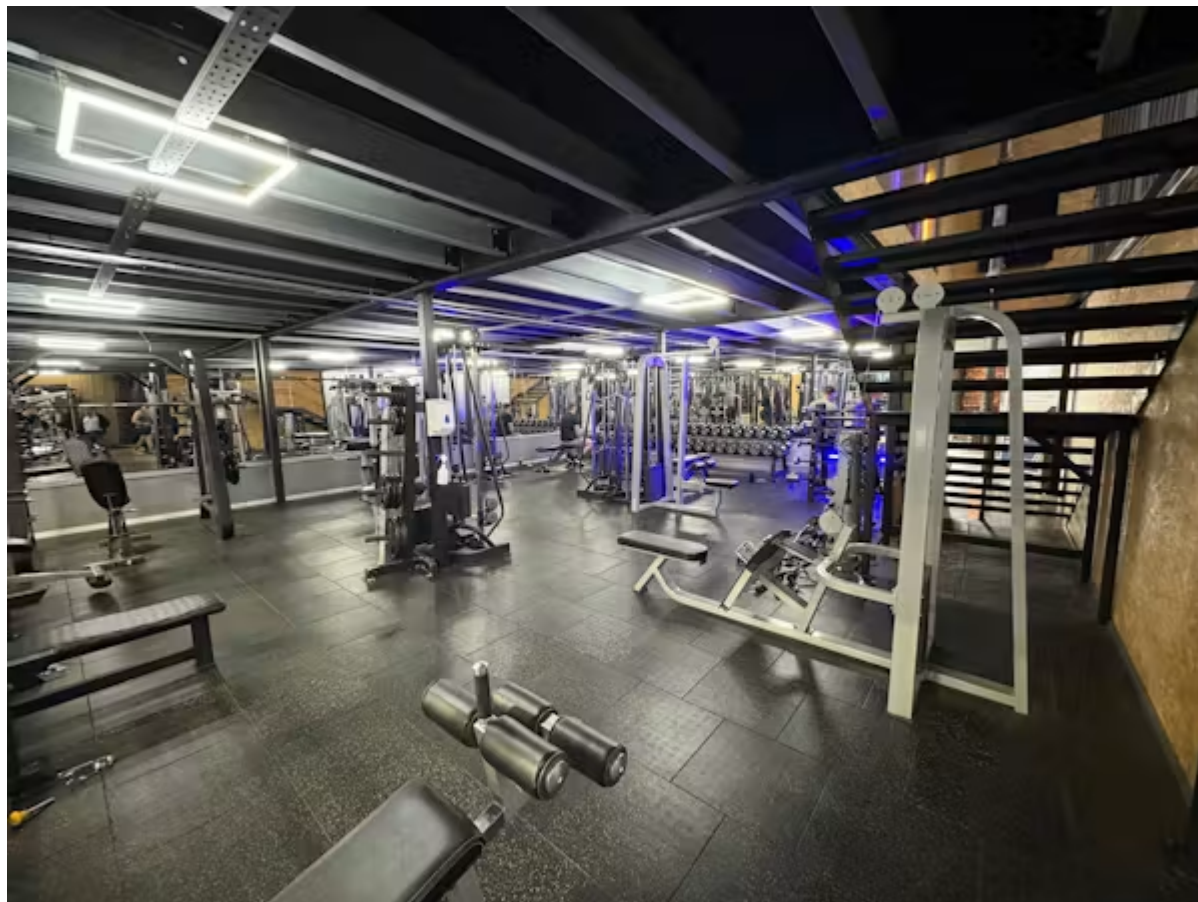


Minimum clear internal
height (m): 4.48



Maximum clear
internal height (m): 7.8





Unit A, De Clare House,
Caerphilly, CF83 3HU



UNIT A

Viewings

Via Jenkins Best or our joint agents Fletcher Morgan

Terms

The property is available to let on a term of years to be agreed

Rent

£50,000 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £31,000

Rates Payable: £15,562 per annum Based on April 2026 valuation

Service charge

£5,014 per annum budget figure for the year ending Dec 2026

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Q3 2025

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.