



TO LET

Unit 17, Greenway Workshops,
Caerphilly, **CF83 8HW**

Available - Trade Counter / Warehouse / Industrial Unit on popular estate - Reduced Rent & Flexible Terms (until end of 2026)

- Established industrial / trade location
- Occupiers in the area include Greggs, Screwfix, CEF, Plumb Centre and Travis Perkins
- Greenway workshops benefit from direct access and prominence to the main estate road
- Excellent communal parking provision on site
- May qualify for an element of small business rates relief
- Forecourt loading and car parking
- 24 Hour access



Size

1,901 sq ft (176.61 sq m)

Rent

£11,412 per annum to 31/12/26.
£17,000 per annum from 1/01/27.
Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Greenway Workshops is situated on the Bedwas House Industrial Estate, approximately 10 miles north of Cardiff and 1 mile north of Caerphilly town centre.

The estate benefits from excellent road links with the A470 circa 5 miles away and junction 32 of the M4 approximately 7 miles

Connectivity

Cities

Caerphilly	1 Mile
Cardiff	10 Miles
Newport	9.8 miles



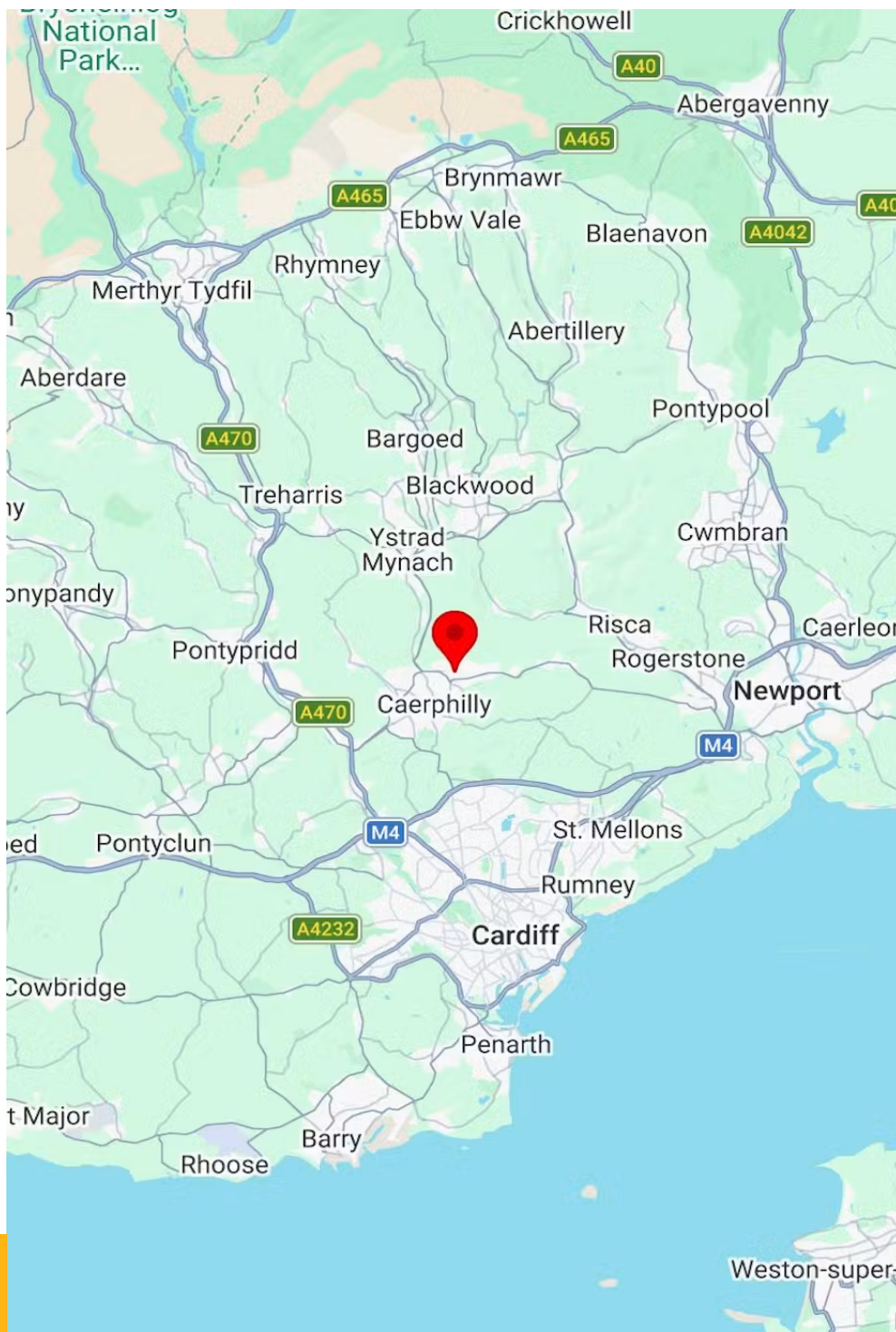
Road

M4 Junction 32	4 Miles
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Train Stations

Caerphilly	2 miles
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Description

Unit 17 Greenway Workshops is a mid-terrace light industrial/ warehouse /trade counter unit of steel portal frame construction.

- Steel portal frame construction
- Minimum eaves height 3.3 meters Maximum eaves height 4.7 meters
- Roller shutter door – Width 3 meters, 3.35 Height meters
- Separate pedestrian door
- WC facilities
- External circulation / parking area (communal)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
17	1,901	177
TOTAL	1,901	177

Specification



EPC:



Maximum clear internal height (m): 4.7



Car Parking



Minimum clear internal height (m): 3.4



Loading Doors (Surface level): 1





Unit 17, Greenway Workshops, Caerphilly, CF83 8HW

Sat Nav. CF83 8HW



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Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed. - Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Small Business Rates Relief

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>

Rent

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Lease Terms

New Lease Term of years to be agreed.

Business rates

Rateable Value: £13,750
Rates Payable: £6,902.50 per annum Based on 2026 valuation - please check with CCBC

Service charge

£2,017 per annum Budget Year End Sept 2026

Insurance

£429.58 per annum Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable.

VAT

Applicable

Availability

Available Immediately

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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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.