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Industrial

1,120 sq ft (104.05 sq m)



TO LET

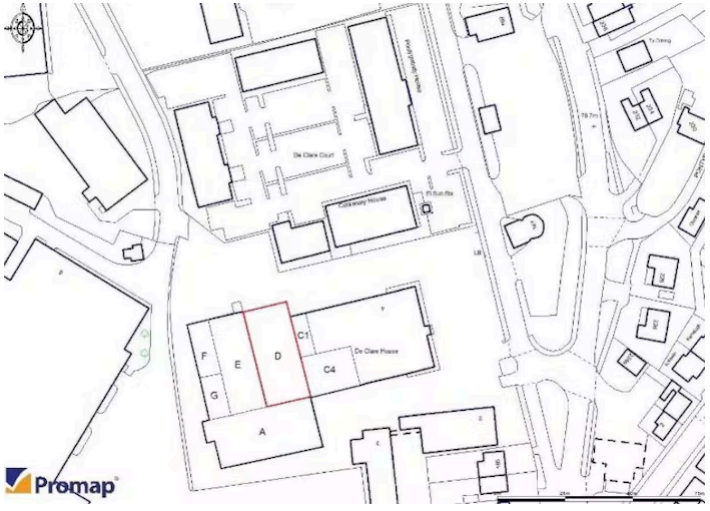
Unit G, De Clare House, Caerphilly, CF83 3HU

To Let: Trade / Warehouse Unit. The unit is available on for a term of 6 months or longer by negotiation.

- The unit is available on for a term of 6 months or longer by negotiation.
- To be redecorated
- Estate located in prominent position on Pontygwindy Road, Town Centre 1/2 mile away
- Single level roller shutter door (3.19m wide x 4.4m high)
- Max eaves 7.9m
- Min eaves 5.2m
- On site parking
- Flexible Terms Available

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Size

1,120 sq ft (104.05 sq m)

Rent

£1,000 per month 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 and a train station within 1.5 miles.

The area has a diverse industrial and office base, with principal employers including Caerphilly County Council, the Headquarters Nuaire 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.

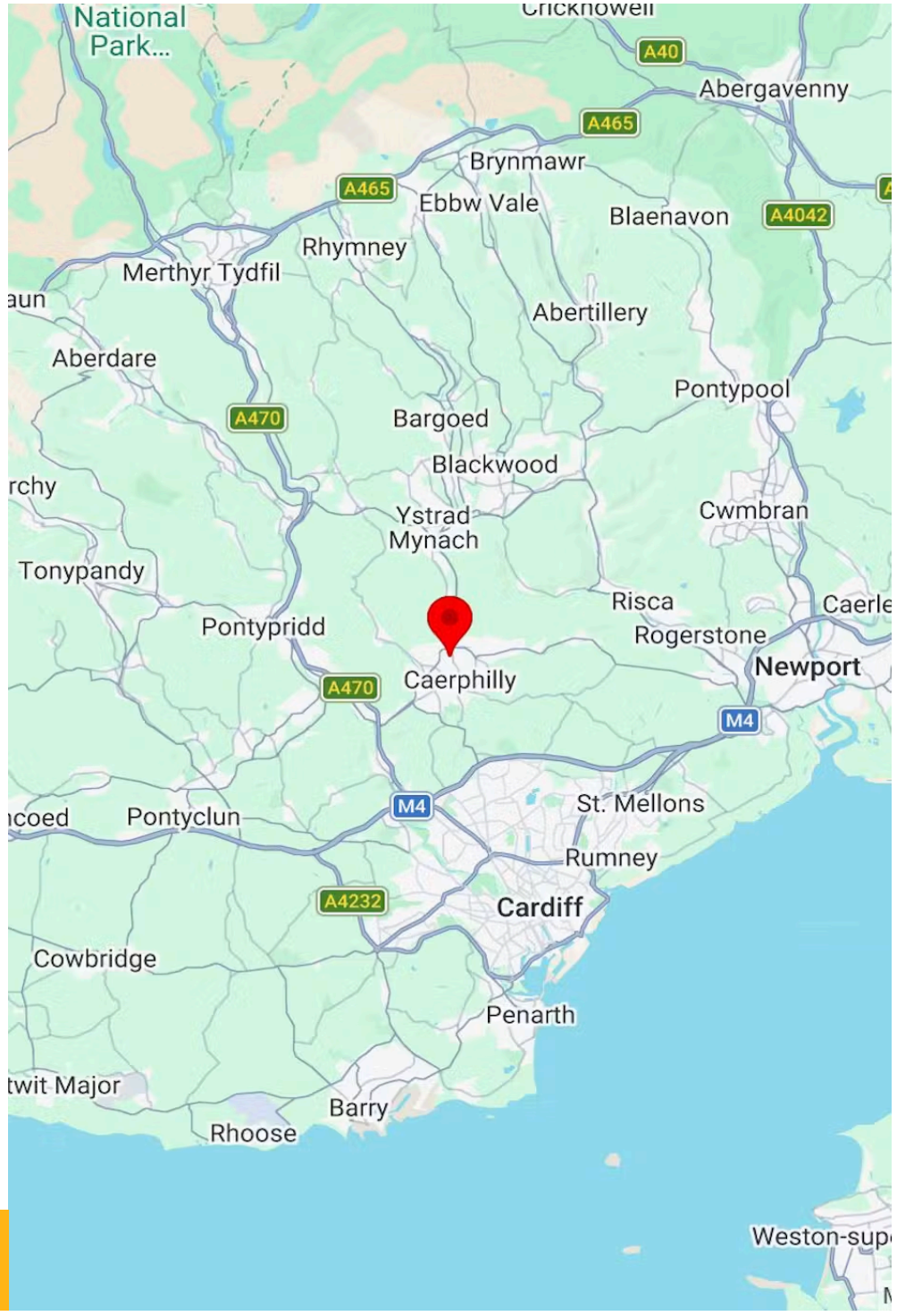
Connectivity

Road

M4 Junction 32	7 miles

Cities

Cardiff	7 miles
Newport	12 miles



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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 G is a Mid Terrace Industrial / Warehouse Unit To Let

- Warehouse with WC facilities
- Single level roller shutter door (3.19m wide x 4.4m high)
- Max eaves 7.9m
- Min eaves 5.2m

Specification

EPC: EPC:

Loading Doors (Surface level): 1

Lighting Type: LED

Minimum clear internal height (m): 5.2

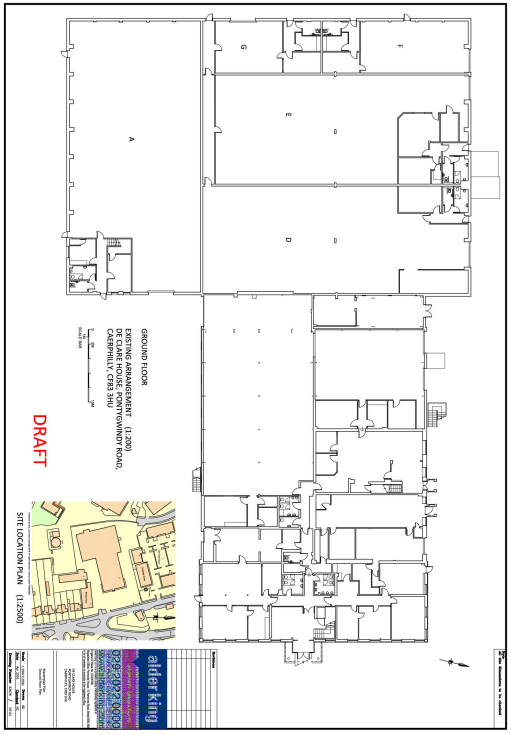
Maximum clear internal height (m): 7.9

Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
G	1,120	104
TOTAL	**1,120**	**104**

The accommodation comprises the following areas:

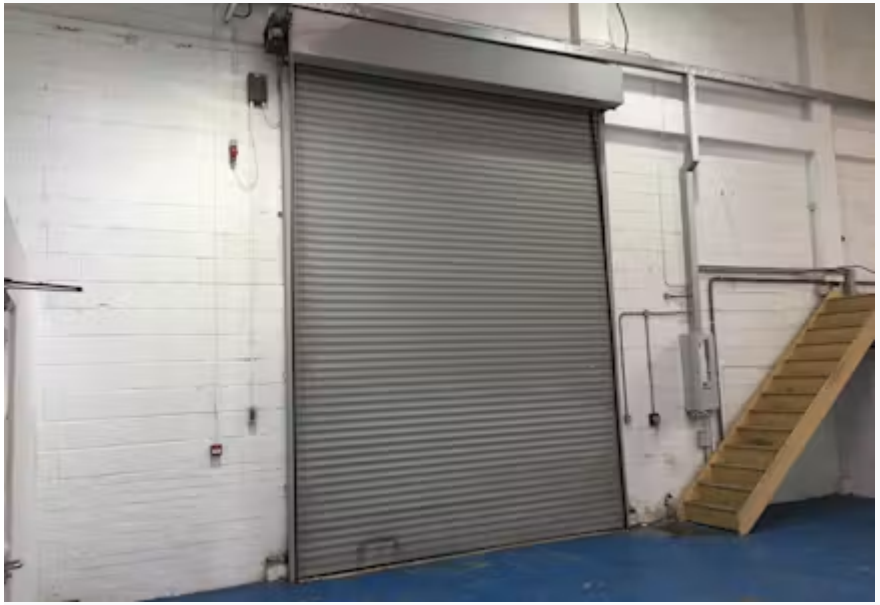


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Unit G, De Clare House,
Caerphilly, CF83 3HU









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Viewings

Via Jenkins Best or our joint agents

Terms

The unit is available on for a term of 6 months or longer by negotiation.

Flexible lease terms available

Please enquire

Small Business Rates Relief

https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief

Rent

£1,000 per month payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £8,300
Rates Payable: £4,166.60 per annum Based on April 2026 valuation

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Q3 2025

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Regulated by RICS

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

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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.

23/10/2026