

PHASE 1 PARC GLAS

PANTGLAS INDUSTRIAL ESTATE, BEDWAS, CAERPHILLY
CF83 8DR



**Fletcher
Morgan**

029 2037 8921

BRINSONS

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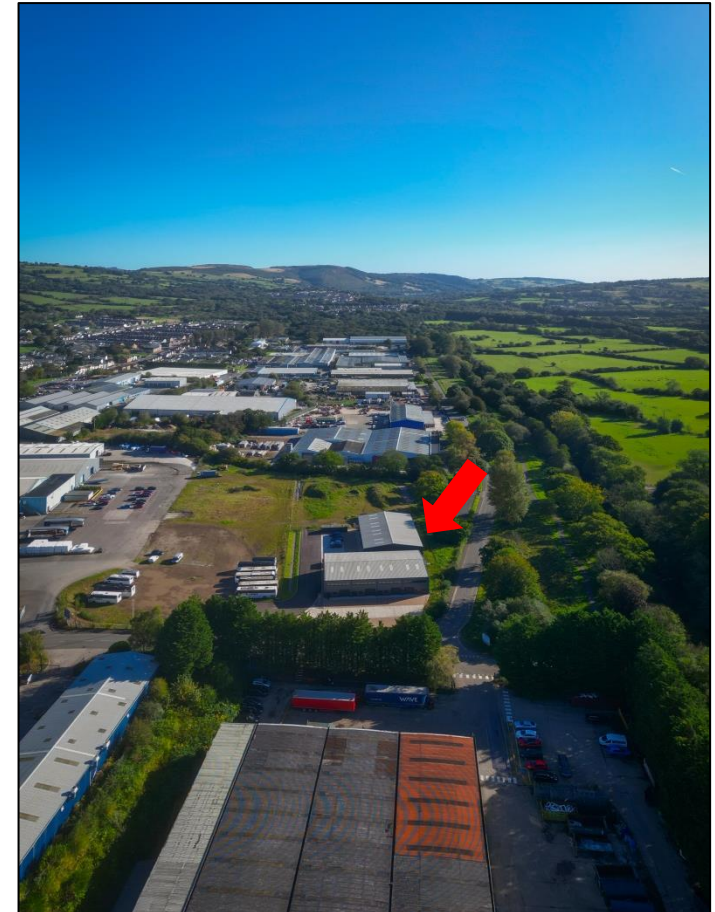
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SUMMARY

New build industrial development comprising 2 No terraces of modern portal frame units – Phase 2 coming soon!

- Phase 1 of the new industrial development incorporates 8 No modern portal frame units totalling circa 12,000 sq ft comprising DDA compliant WC facilities, roller shutter / pedestrian door access, allocated parking and provision for an additional mezzanine level.
- Total Site area circa 0.77 acres (0.31 Ha) which includes land to the rear which will eventually incorporate phase 2 of the development.
- The landlord would consider a letting of the whole or sub-divisions from 1,500 sq ft (139.5 sq m) to suit individual tenant requirements.
- The site is prominently located on the corner of the Pantglas Industrial Estate within close proximity to established occupiers Nuaire and HLP Tubeformers.
- The site is accessed directly off the main estate roadway via a gated access with the perimeter secured by steel palisade fencing.
- Quoting £15,000 per annum exclusive per unit subject to contract and exclusive of VAT. Alternatively the landlord will consider the letting of the whole on terms to be agreed.



**QUOTING - £15,000 PER ANNUM PER UNIT EXCLUSIVE OF VAT
SUB-DIVISIONS AVAILABLE FROM 1,500 SQ FT UP TO 12,000 SQ FT**

SUBJECT TO CONTRACT & AVAILABILITY

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LOCATION

The property is situated within the Pantglas Industrial Estate in Bedwas, which lies approximately 2 miles east of Caerphilly town centre. Pantglas Estate is an established commercial location adjacent to the A468 which provides convenient access to the A470 and M4 corridor with good links to both Cardiff and Newport

Nearby established occupiers on the estate include Proctor Engineering, HLP Tubeformers, Nuaire and Woodpecker Flooring.

DESCRIPTION

Phase 1 comprises 2 No terraces comprising a total of 8 units circa 1,500 sq ft each. The units are of steel portal frame construction with metal cladding. Sub-divisions available from 1,500 sq ft up to 12,000 sq ft. Each unit comprises its own 3m x3m roller shutter door, a personnel door and a ribbon of windows at high level for natural light and natural ventilation for future mezzanines (if tenants/occupiers require additional floorspace). Planning permission for mezzanines subject to future planning applications.

Each unit benefits from two allocated parking spaces and a delivery bay, positioned to the front of each unit. Excess spaces are shared amongst the units. Disabled spaces are illustrated along with covered secure cycle parking. Each unit block has its own 2m high refuse timber enclosure for commercial waste.

ACCOMMODATION

Phase 1

Block 1 - 6,000 sq ft (557.4 sq m) **LET**

Block 2 - 6,000 sq ft (557.4 sq m)

*Sub-divisions available from 1,500 sq ft (139.35 sq m)

SITE AREA

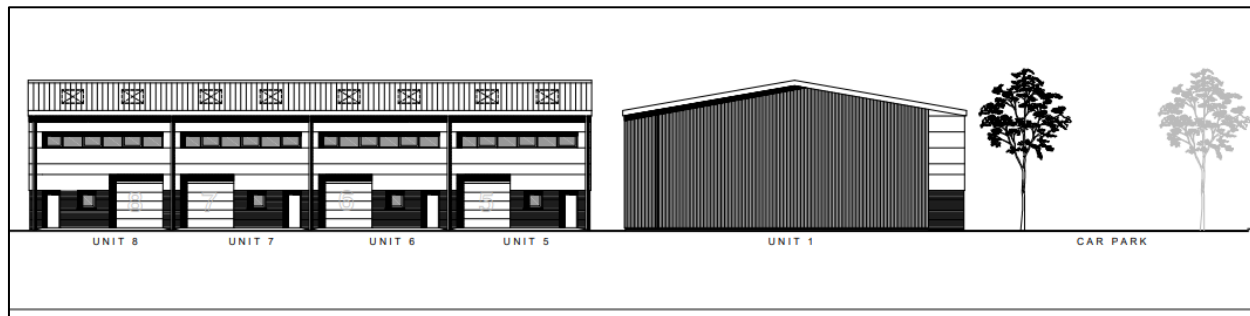
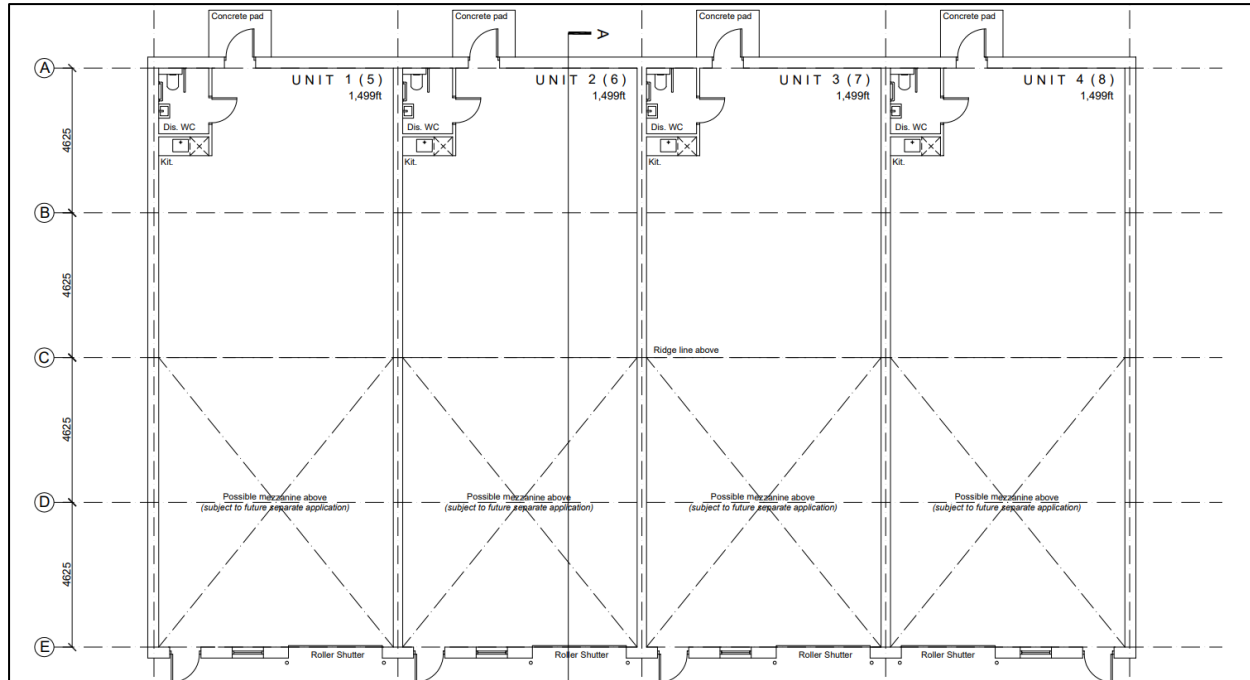
Total Site area circa 0.77 acres (0.31 Ha) which includes land to the rear which will incorporate phase 2 of the development.



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PHASE 1 - SITE LAYOUT PLANS



All plans produced are not to scale and are for identification purposes only.

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VIEWING

To arrange an inspection or for any further information please contact the joint agents:



Joshua Isaac
02920 867711
Joshua.Isaac@brinsons.co.uk



Matthew Jones
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Matthew.Jones@fletchermorgan.co.uk

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

SERVICES

We understand that mains electric, water and drainage are connected to the site. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

BUSINESS RATES

Available on request.

EPC

Available on request.

VAT

We understand that the property is elected for VAT.

TERMS

The units are available to let by way of a new lease(s) on terms to be agreed.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas.

RENT

Quoting £15,000 per annum per unit exclusive of VAT.

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IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

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