

# TO LET (MAY SELL)

7,912 SQ.FT. TRADE/WAREHOUSE UNIT - USE AS A HEALTH & FITNESS CENTRE (D2 USE) - FLEXIBLE TERMS

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**Fletcher  
Morgan**



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







## Location

Caerphilly is situated at the base of the Rhymney Valley and is famous for its 13<sup>th</sup> Century Castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport.

De Clare House is located on a prominent location on Pontygwindy Road, one of the main arterial routes into Caerphilly, just 1 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.

## Description

De Clare Industrial Estate is a complex of refurbished individual/warehouse units. Unit A is an end of terrace industrial/warehouse unit to let with two storey offices and WCs.

- Flexible terms
- Fire and Intruder Alarm Systems
- Electric Roller Shutter Door
- Minimum eaves height 4.48m
- Ample on site parking
- Existing use as Health and Fitness D2 use (App 16/0234/COU)

## Accommodation

The property provides the following approximate areas and dimensions. These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

**Gross Internal Area** 7,912 sq.ft. | 735 sq.m.

## Energy Performance Certificate

On application

## What3Words

[doses.trap.topmost](#)

## Rates

The Rateable Value of the property is as follows:

**2026/27 based on UBR multiplier of £0.350p**  
**Rateable Value = £31,000 | Rates Payable = £10,850**

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

## Terms

The property is available by way of a new flexible lease on a full repairing and insuring basis.

## Rent

**£50,000 per annum**

## VAT

All figures quoted are exclusive of V.A.T. where applicable.

## Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

## Service Charge

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

## Joint Agent

Jenkins Best  
Henry Best  
07738 960012  
[henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)



Fletcher Morgan is fully committed to fulfilling its obligations under the Money Laundering Regulations 2017, the Proceeds of Crime Act 2002, the Terrorism Act 2000 and other relevant legislation, for the purposes of combatting money laundering and terrorist financing.

## CONTACT

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