TO LET

1,120 SQ.FT. TRADE/WAREHOUSE UNIT
AVAILABLE FOR A TERM OF 6 MONTHS OR LONGER

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fletchermorgan.co.uk
28 Park Place, Cardiff CF10 3BA



Fletcher Morgan

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

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To Let Trade/Warehouse Unit

- Flexible terms available, 6 months or longer by negotiation
- To be redecorated
- Single level roller shutter door
- Maximum eaves height 7.9m
- Minimum eaves height 5.2m
- On site parking

RICS

Fletcher Morgan and the Vendor / Landlord take no responsibility for any error, mis statement or omission in these particulars. Measurements are approximate and for guidance only.
These particulars do not constitute any offer or contract and neither Fletcher Morgan nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

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 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 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 8,000sqft. Minimum eaves height of 5.2m, with electric roller shutter doors, WC and office.

Unit G is a Mid Terrace Industrial/Warehouse Unit

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

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 1,120 sq.ft. | 104.05 sq.m.

Business Rates

The Rateable Value of the property is as follows:

2026/27 based on UBR multiplier of £0.502p

Business Rates = £8,300
Business Rates Payable = £4,166

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

Terms

The unit is available for a term of 6 months or longer by negotiation, by way of a new flexible lease on a full repairing and insuring basis.

Rent

£1,000 per month

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

On application

Energy Performance Certificate

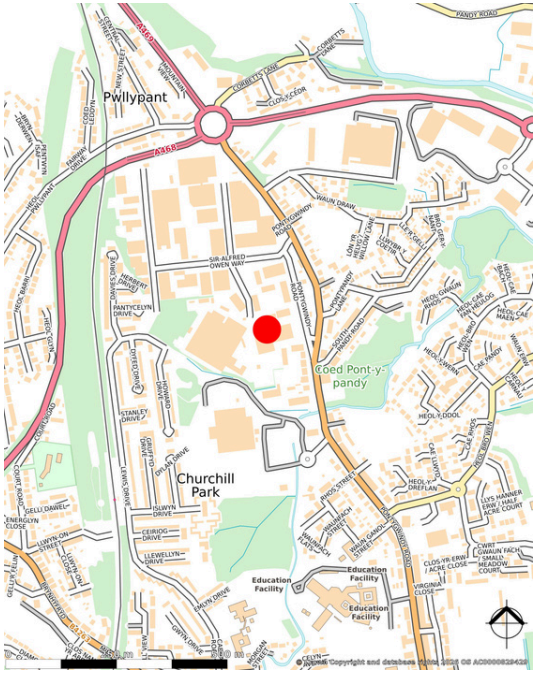
On application

What3Words

song.rejoins.received

Joint Agent

Jenkins Best



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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26/10/2026