

## FOR SALE / TO LET

### Industrial / Warehouse Unit

- Prominent position at established industrial location.
- Comprising warehouse with front office provision and rear yard
- Good transport links to A470 (6 miles) and M4 (11 miles).

Unit 6

Tir-Y-Berth Industrial Estate

Hengoed

CF82 8AU

29,566 sqft (2,747sqm) with substantial secured rear yard of 0.35



## Location

Tir-Y-Berth Industrial Estate is located just off the A469 approximately 6 miles North of Caerphilly and 2 miles South of Bargoed. The property is located in an established industrial area where nearby occupiers include Norgine Ltd and Chevler Ltd.

Fronting New Road, the property is located a 2 mile drive North of Ystrad Mynach and offers occupiers the benefit of good transport links to M4 via A469 and into Valleys via A472.

## Description

The subject property, consisting of brick elevations under a corrugated steel trussed roof, comprises warehouse accommodation with 2 storey office space to the front and benefit of 0.35 acres of yard to the rear. To the front is street parking.

Access is provided off New Road, the most established route from Ystrad Mynach through to towns such as Bargoed.

## Accommodation

The subject property comprises the following accommodation in accordance with the RICS Code of Measuring Practice 6th Edition:

	Sq M	Sq Ft
<b>TOTAL GROUND FLOOR</b>	<b>2746.8</b>	<b>29566.31</b>
Office	357.9	3852.40
Internal Storage	157.9	1699.62
Warehouse	1964.3	21143.55

## Services

Any prospective interests should satisfy themselves individually as to the state and availability of services.

## Tenure

We are advised that the site is held on a freehold basis. Our client will

consider either sale or a letting of the unit, on terms to be agreed,

## Price

Upon application to agents.

## Planning

The property falls within Class B8 of the Town and Country Planning (Use Classes) Order 1987, as amended.

## Business Rates

The property has a rateable value of £39,550 pa. Rates payable are therefore £19,735.45 pa.

## Costs

All figures quoted exclude VAT, rates and any applicable occupational costs. Each party is to bear their own legal and professional costs incurred in the transaction.

## EPC

A certificate will be available upon request.

All plans provided are for indicative purposes only and subject to confirmation via solicitors.

For further information please contact:

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