

INDUSTRIAL UNIT TO LET

Caerphilly

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PROPERTY CONSULTANTS



INDUSTRIAL UNIT

**Unit 13 Withey Court
Dyffryn Industrial Estate
Caerphilly
CF82 7TT**

5,152 sq ft
(478.60 sq m) net approx.

- Located on established / popular estate
- Ample on site car parking
- Can be linked to adjacent office suite

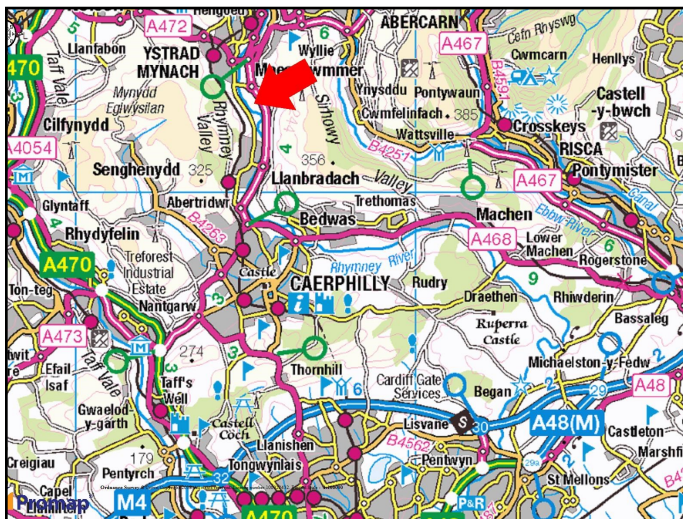


Unit 13 Withey Court, Dyffryn Industrial Estate, Caerphilly, CF82 7TT

Location

The property is located on the established Dyffryn Business Park, one of the most successful industrial estates in the region with occupiers such as Kautex Textron and Bergstrom.

The estate is located approximately 13 miles north of Cardiff City Centre and 10 miles east of Pontypridd. Access from Cardiff and Junction 32 of the M4 (which is approximately 7 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways. The A469 runs alongside the estate.



Description

Rectangular shaped unit serviced by a roller shutter door [4.56(h) x 3.31(w)]. The unit benefits from a clear working height of 5.83m and is supplied with free heating via an on site biomass boiler plant. The unit provides amenities such as a kitchen and two WCs.

Accommodation

Area	Sq ft	Sq m
Unit 13	5,152	478.60
TOTAL	5,152	478.60

All measurements are approximate Net Internal Areas.

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for industrial use but all interested parties should make their own enquiries to the Planning Department of Caerphilly County Council on 01443 866416 or www.caerphilly.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rent

£3.50 per sq ft per annum exclusive.

Business Rates

The Rateable Value has been assessed at £12,250 at April 2017. Rates payable for 2018/19 are £6,297 per annum.

Interested parties should make their own enquiries to Caerphilly County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is C (60). The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

Alder King Property Consultants

18 Park Place

Cardiff

CF10 3DQ

www.alderking.com

Owen Young

029 2038 1996

oyoung@alderking.com

Alexander Kaine

029 2039 1468

AKaine@alderking.com

Ref: OY/89602

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