

For Sale

**Pengam Road, Aberbargoed, Bargoed, Hengoed,
Caerphilly, Gwent, CF81 9FW**

130,350 sq ft (12,109.91 sq m) GIA

- Can be split to provide 2 x 60,000 sq ft units
- Set within 11.85 acres
- Large Self Contained Facility
- 11 No. roller shutter doors
- Development or refurb opportunity



Location

Located in the Rhymney Valley, Aberbargoed falls within Caerphilly Country Borough. Situated to the East of Pengam Road (A4049), the unit is adjacent to Bowen Industrial estate. Aberbargoed is approximately 18 miles North of Cardiff, 13 miles to the South East of Merthyr Tydfil and 16 miles North West of Newport.

Bargoed railway station is approximately 1.5 miles from the property which provides a direct line to Cardiff Central and links with national rail for regular services to London.

Specification

This detached property occupies a site of approximately 4.80 ha (11.85 acres) and is capable of being split to provide two units of 60,000 sq ft. The unit benefits from the following features:

- Manufacturing/ warehousing space
- 11 No. roller shutter doors
- Eaves height 6.1m
- Both sodium and fluorescent strip lighting
- Gas fired heaters and Ambi Rad radiators
- Sprinkler system
- Yard/ loading area
- Separate car parking

Planning

The property has planning consent to develop the existing factory into a food / pharmaceutical or high care manufacturing facility. The planning consent provides the opportunity to develop the site to suit an occupiers individual requirements. Full details on request.

Viewings

Strictly by appointment with the sole agents.

Accommodation

Description	Sq ft	Sq m	Availability
Warehouse	117,657	10,930.34	Available
Offices	6,360	590.84	Available
Storage	5,809	539.66	Available
External Plant	524	48.68	Available
Total	130,350	12,109.52	

EPC

This property has been graded as 74 C.

Price

£1,850,000

Business Rates

Rates Payable (2017/2018): £68,526 per annum
(based upon Rateable Value: £141,000 and UBR: 49.9p)



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