



TO LET

Unit 17, Greenway Workshops,
Caerphilly, **CF83 8HW**

Available August 2026 - Trade Counter / Warehouse / Industrial Unit on popular estate

- Established industrial / trade location
- Occupiers in the area include Greggs, Screwfix, CEF, Plumb Centre and Travis Perkins
- Greenway workshops benefit from direct access and prominence to the main estate road
- Excellent communal parking provision on site
- May qualify for an element of small business rates relief
- Forecourt loading and car parking
- 24 Hour access



Size

1,901 sq ft (176.61 sq m)

Rent

£17,000 per annum payable monthly
in advance

Location

Greenway Workshops is situated on the Bedwas House Industrial Estate, approximately 10 miles north of Cardiff and 1 mile north of Caerphilly town centre.

The estate benefits from excellent road links with the A470 circa 5 miles away and junction 32 of the M4 approximately 7 miles

Connectivity

Cities

Caerphilly	1 Mile
Cardiff	10 Miles
Newport	9.8 miles



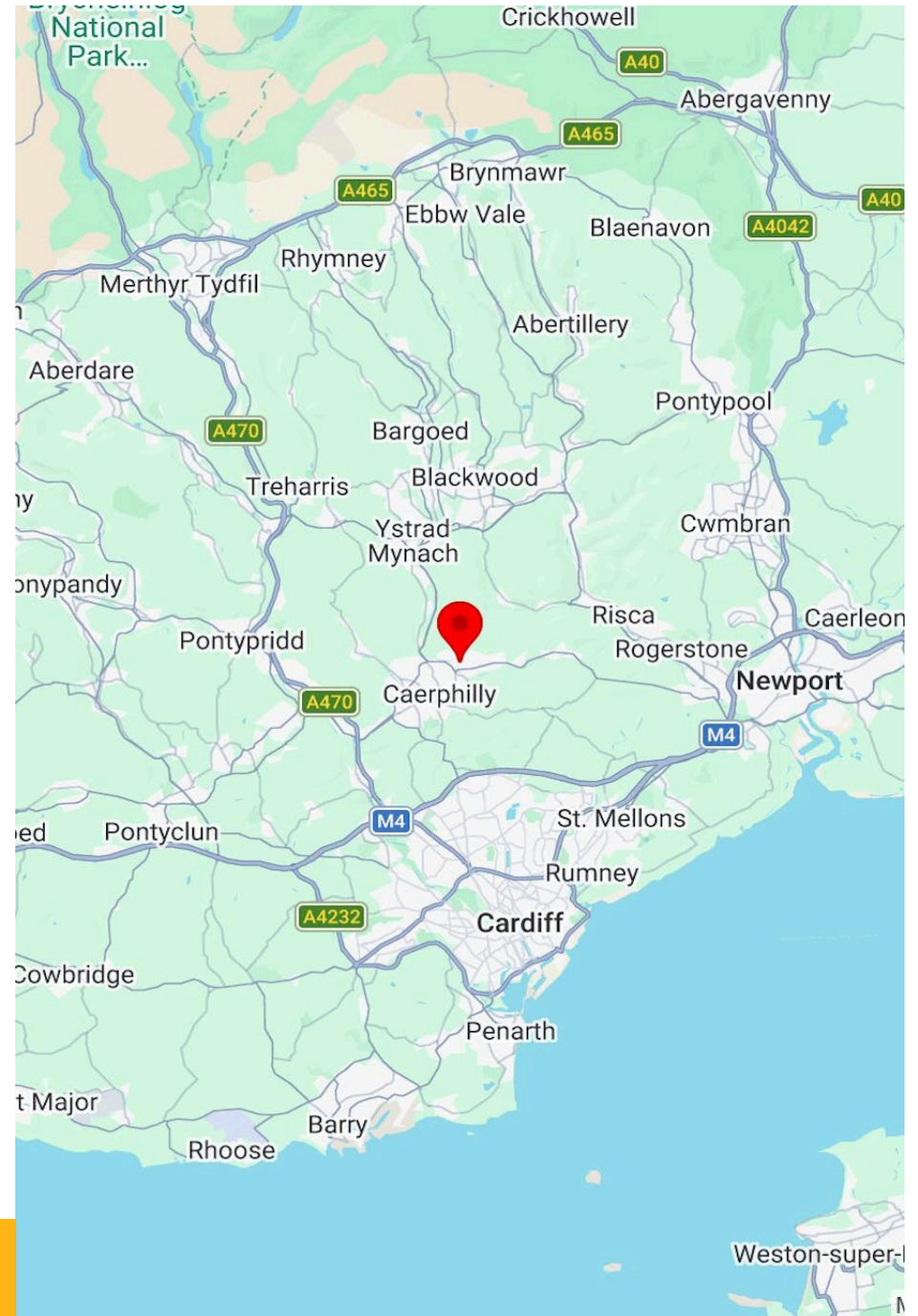
Road

M4 Junction 32	4 Miles
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Train Stations

Caerphilly	2 miles
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Description

Unit 17 Greenway Workshops is a mid-terrace light industrial/ warehouse /trade counter unit of steel portal frame construction.

- Steel portal frame construction
- Minimum eaves height 3.3 meters Maximum eaves height 4.7 meters
- Roller shutter door – Width 3 meters, 3.35 Height meters
- Separate pedestrian door
- WC facilities
- External circulation / parking area (communal)

Specification



EPC:



Maximum clear internal height (m): 4.7



Car Parking



Minimum clear internal height (m): 3.4



Loading Doors (Surface level): 1

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Sat Nav. CF83 8HW



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what3words

Viewings

Contact Jenkins Best

Terms

Unit 17 is available on new Full Repairing and Insuring Lease for a term of years to be agreed.

Small Business Rates Relief

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>

Rent

£17,000 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed.

Business rates

Rateable Value: £13,750
Rates Payable: £7,810 per annum Based on 2026 valuation - please check with CCBC

Service charge

£2,017 per annum Budget Year End Sept 2026

Insurance

£429.58 per annum Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable.

VAT

Applicable

Availability

Available Immediately

Contact

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Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.