Jenkins Best
jenkinsbest.com

Industrial

30,042 sq ft (2,790.99 sq m)



FOR SALE

Units 1-2 Parc Glas, Pantglas Industrial Estate, Caerphilly, CF83 8HZ

PRELIMINARY DETAILS - FOR SALE - Modern Industrial Units within self contained site

- Rare Freehold opportunity
- Established industrial/trade location
- Self contained site
- Dedicated yard area and low site density
- Secure gated entrance
- 7 no. roller shutter doors
- Modern office space, Kitchen & WCs
- Occupiers in the area include Checkfire, Proctor Engineering, HLP Tubeformers and Nuaire





Size

30,042 sq ft (2,790.99 sq m)

Price

Offers in excess of £2,500,000 exclusive of VAT

Jenkins Best
jenkinsbest.com

Location

Pantglas Industrial Estate is situated in Bedwas, roughly 2 miles east of Caerphilly town centre. This well-established commercial location sits just off the A468, offering excellent connectivity to both the A470 and the M4 motorway. The estate is home to a range of notable occupiers, including Checkfire, Proctor Engineering, HLP Tubeformers and Nuaire

Connectivity

Road

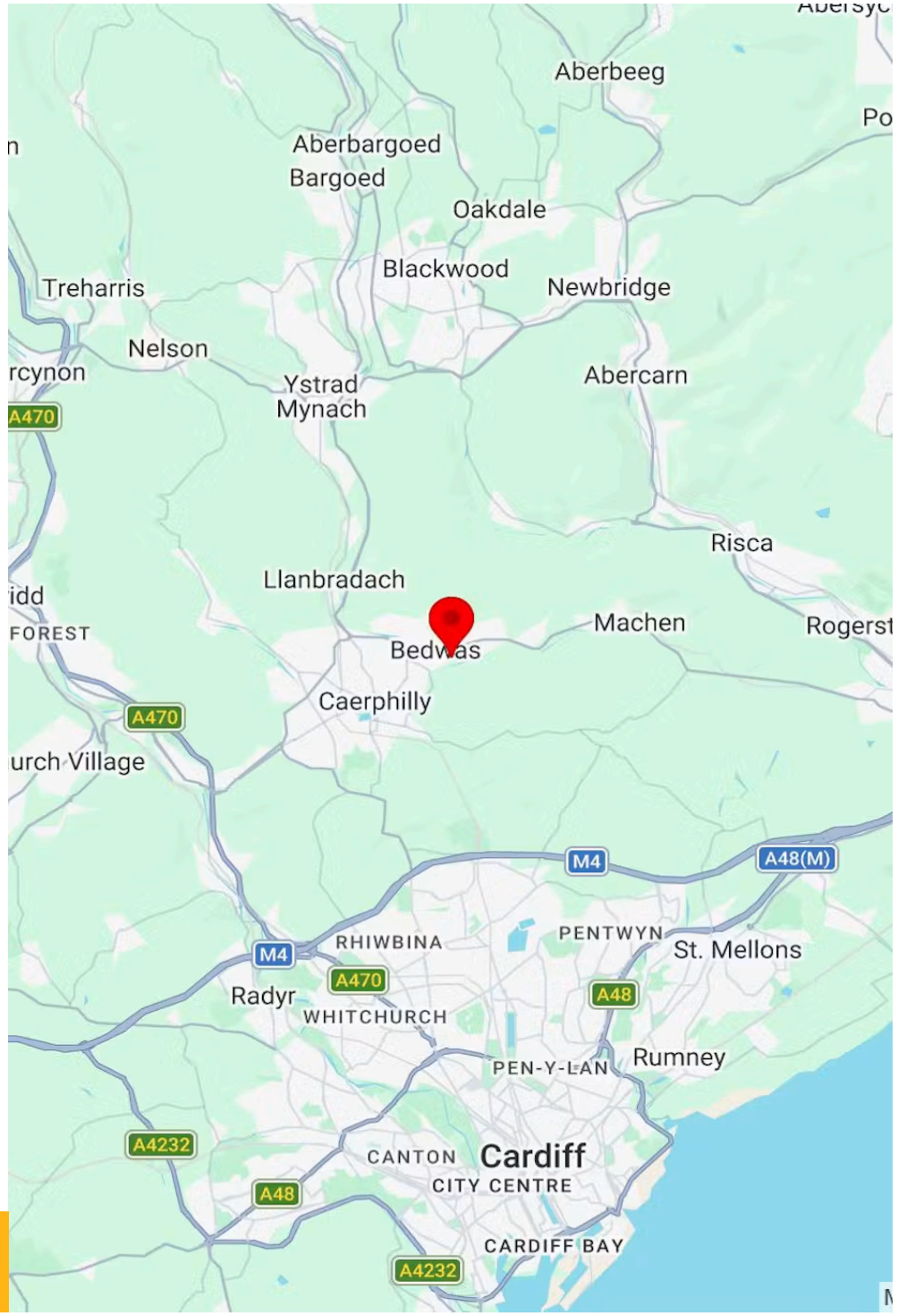
M4 J.32	7 miles
A468	0.2 miles

Train Stations

Caerphilly	2.5 miles
Cardiff Central	20 miles

Airports

Cardiff Airport	20 miles



///cool.opens.instructs

Description

Rare opportunity to purchase industrial / warehouse units on self contained site - of interest to owner occupiers / investors - SIPP opportunity.

Pantglas Industrial Estate is a well-established commercial development offering versatile industrial accommodation suitable for a range of occupiers.

The property comprises of 2 terraces of industrial units within a self contained fenced and gated estate.

The units benefits from multiple electric roller shutter doors, allowing for efficient loading and access, and offers good internal clearance suitable for a variety of industrial and storage uses.

Externally, the property is supported by a large yard and site area, providing excellent loading, circulation and operational space. Overall, the unit presents a practical and well-configured opportunity within an established commercial setting.

- LED lighting throughout
- 7 No. level roller shutter doors (electric)
- Warehouse - Min. eaves 4.75 metres
- Warehouse - Max. eaves 6.5 metres
- High quality integral office accommodation
- Reception area and meeting rooms
- Large concrete yard
- Fenced and gated self-contained site

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
1	17,728	1,647
2	12,314	1,144
TOTAL	**30,042**	**2,791**

Specification

EPC: EPC

Loading Doors (Surface level): 7

Lighting Type: LED

Minimum clear internal height (m): 4.75



Jenkins Best
jenkinsbest.com

Units 1-2 Parc Glas, Pantglas Industrial Estate,
Caerphilly, CF83 8HZ









Jenkins Best
jenkinsbest.com

Viewings

By appointment only

Terms

Freehold with vacant possession

Price

Offers in excess of £2,500,000 exclusive of VAT

Business rates

Rateable Value: £98,500
Rates Payable: £49,447 per annum

VAT

Applicable

Jenkins Best
jenkinsbest.com

Contact

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Henry Best
07738 960012
henry@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisty itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

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.

28/11/2026