

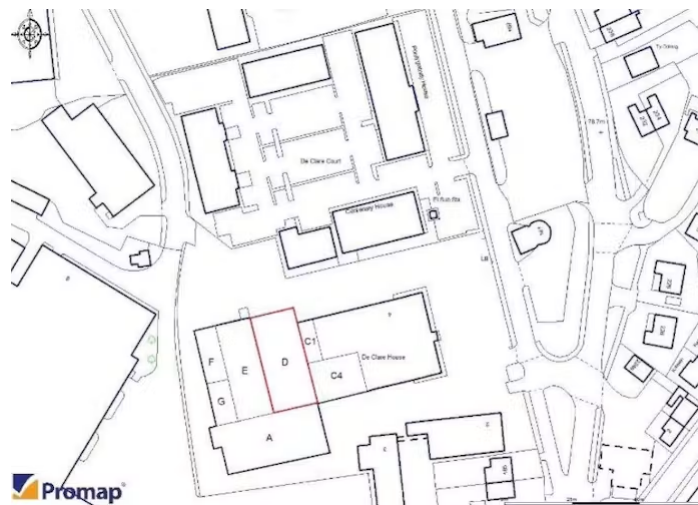


TO LET

Unit G, De Clare House,
Caerphilly, **CF83 3HU**

To Let: Trade / Warehouse Unit. Available on Flexible Terms - e.g. 6 month license.

- Flexible Terms Available
- Estate located in prominent position on Pontygwindy Road, Town Centre 1/2 mile away
- Single level roller shutter door (3.19m wide x 4.4m high)
- Max eaves 7.9m
- Min eaves 5.2m
- On site parking
- Available on 6 month licence , determinable thereafter by either party on 1 month's notice.



Size

1,120 sq ft (104.05 sq m)

Rent

£1,000 per month payable monthly in advance

Location

Caerphilly is situated at the base of the Rhymney Valley and is famous for its 13th century castle. The town is located 7 miles north of Cardiff and 12 miles west of Newport.

De Clare House is located in a prominent position on Pontygwindy Road, one of the main arterial routes in to Caerphilly, just 1/2 mile to the south.

The property is within close proximity of the A468 Caerphilly Ring Road, which links to the A470, providing access to junction 32 of the M4 Motorway and Cardiff city centre.

De Clare House also benefits from a range of nearby amenities including an Asda Superstore and a train station within 1.5 miles.

The area has a diverse industrial and office base, with principal employers including Caerphilly County Council, the Headquarters Nuair Ventilation Systems, PHS Group and GE Aerospace Engine Services.

Occupiers on the estate include Plumbsave UK, Protectorcomms and Caerphilly Citizens Advice Bureau. Notable occupiers on Pontygwindy Estate include Howdens, Greggs and Jewson.

Connectivity

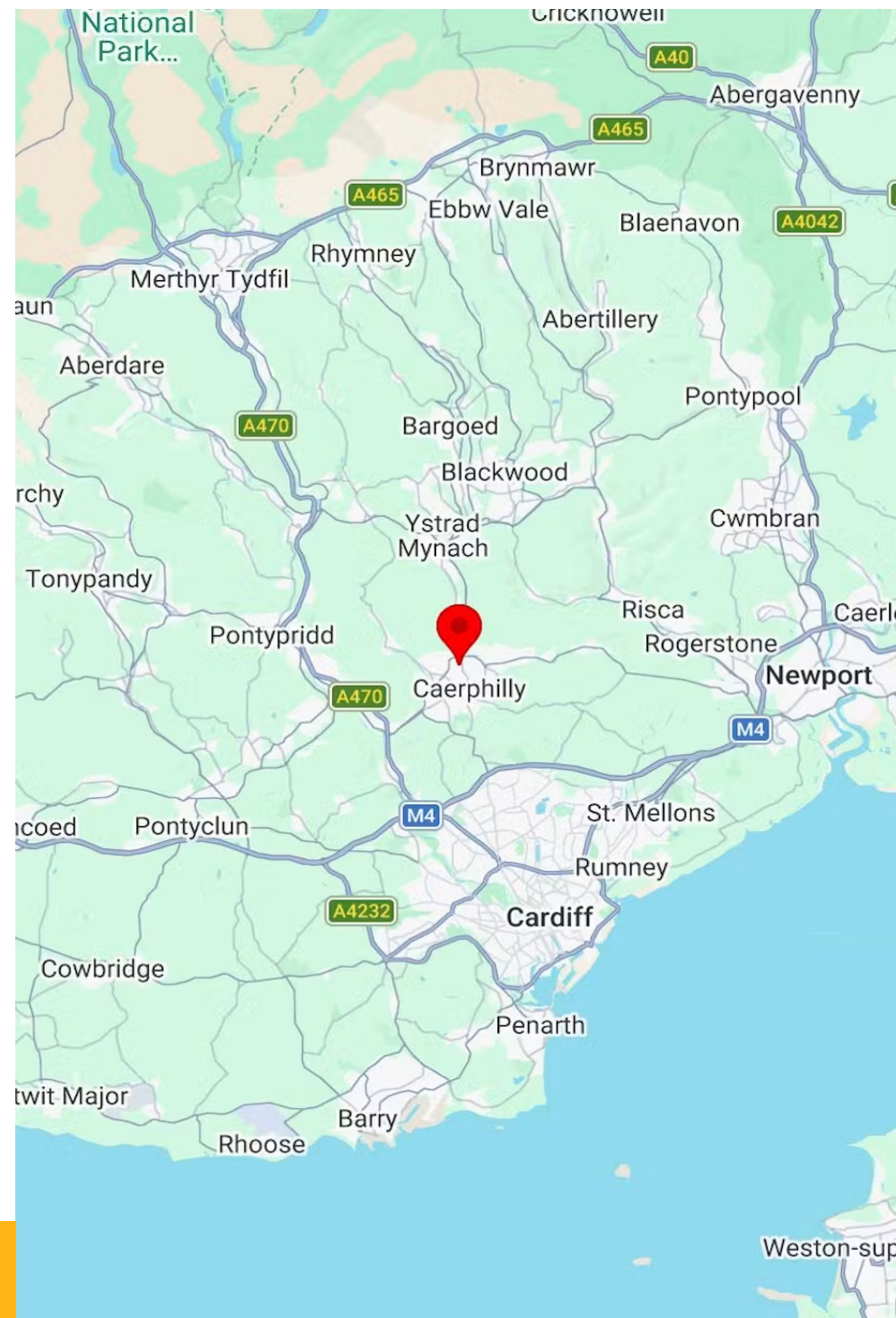
Road

M4 Junction 32 7 miles



Cities

Cardiff 7 miles
Newport 12 miles



Description

De Clare House and Industrial Estate is a complex of refurbished industrial, warehouse, trade counter units and office suites extending to some 46,000sqft in total, part of which is over 2 floors.

The industrial/warehouse/trade counter units range from 750sqft to 8000sqft. Minimum eaves' height of 4.48m, with electric roller shutter doors, wc/office.

Unit G is a Mid Terrace Industrial / Warehouse Unit To Let

- Warehouse with WC facilities
- Single level roller shutter door (3.19m wide x 4.4m high)
- Max eaves 7.9m
- Min eaves 5.2m

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
G	1,120	104
TOTAL	1,120	104

The accommodation comprises the following areas:

Specification



EPC:



Loading Doors
(Surface level): 1



Lighting Type: LED



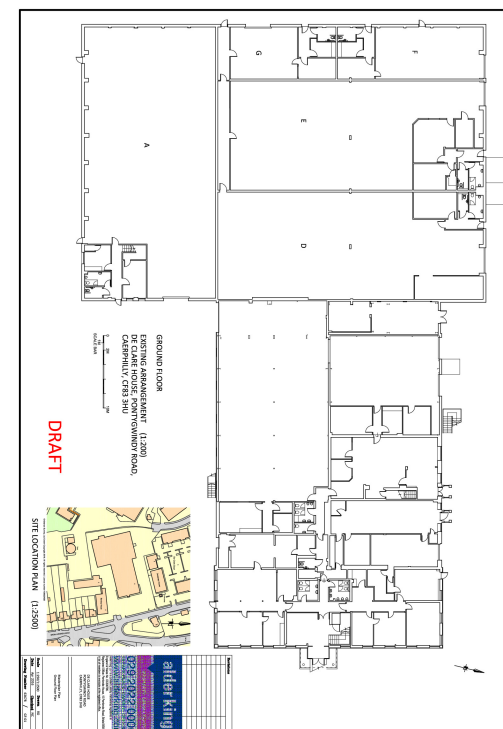
Minimum clear internal
height (m): 5.2



Maximum clear
internal height (m): 7.9



Car Parking





Unit G, De Clare House,
Caerphilly, CF83 3HU



UNIT A

Sat Nav. CF83 3HU



///imagined.quest.videos



Viewings

Via Jenkins Best or our joint agents

Terms

The property is available to let on a term of years to be agreed

Flexible lease terms available

Please enquire

Rent

£1,000 per month payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £8,300

Rates Payable: £4,166.60 per annum Based on April 2026 valuation

Service charge

£734.62 per annum budget figure for the year ending Dec 2025 - New figure coming soon

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Q3 2025

Contact

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Joint Agents

Richard Ryan

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

029 2034 0033

jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



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 satisfy 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.

**Jenkins
Best**
jenkinsbest.com