

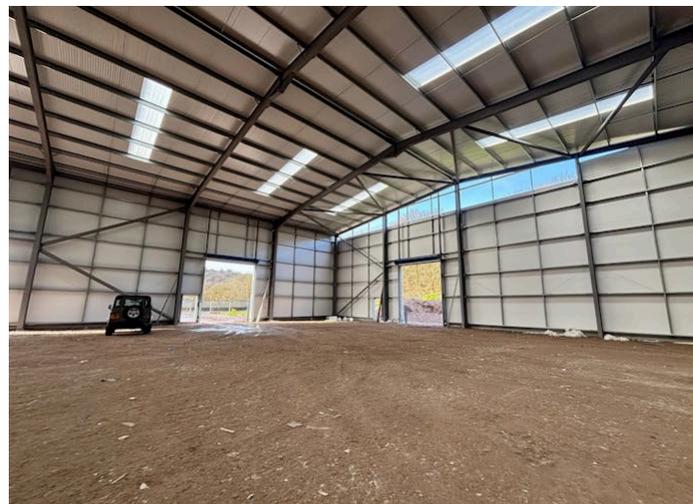


TO LET

Blackwood Business Park, Blackwood,
Caerphilly, **NP12 2XH**

COMING SOON - A brand-new 85,000 sq ft industrial / warehouse unit - currently under construction at Blackwood Business Park

- 12 No. level access doors
- Steel portal frame with profile steel cladding
- 10 metre eaves height



Size

59,287 sq ft (5,507.94 sq m)

Rent

£6.50 per sq ft per sq ft Excl. VAT
payable in addition.

Location

The warehouse is situated within Blackwood Business Park, an established and well-connected commercial and industrial estate in Pontllanfraith, Blackwood, within the Caerphilly County Borough. The area is recognised as a mature employment zone, hosting a mix of light industrial, manufacturing, logistics, and office operators.

Direct access onto the A472 dual carriageway, providing fast connections to Caerphilly, Newbridge, and Ystrad Mynach.

Convenient links to the A467, which connects to the M4 (Junctions 28 & 32) for regional and national distribution.

Connectivity

Road

A472	0 miles
M4 (Junction 28)	11 miles



Train Stations

Hengoed Railway Station	1.6 miles
Newport Railway Station	12 miles



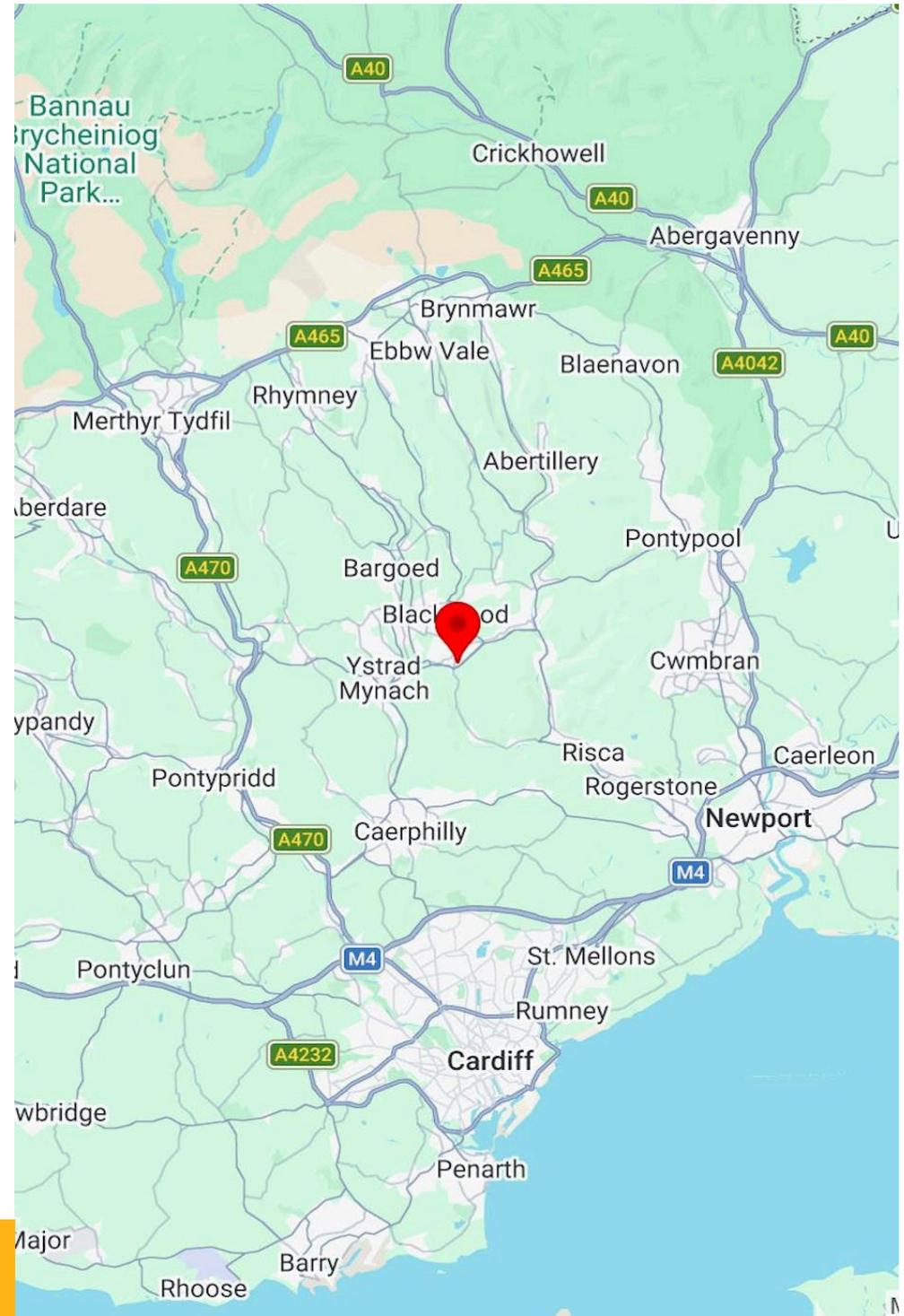
Airports

Cardiff Airport	25.3 miles
Bristol Airport	47 miles



Water

Port of Newport	13.2 miles
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Description

A brand-new 85,000 sq ft industrial unit is currently under construction at Blackwood Business Park, offering exceptional specification throughout.

The building provides an impressive 10m eaves height and features 12 level-access loading doors to each open elevation, ensuring maximum operational flexibility for a wide range of occupiers.

Specification



EPC:



Maximum clear
internal height (m): 10



HGV Parking



Loading Doors
(Surface level): 12



Car Parking



Blackwood Business Park, Blackwood,
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Sat Nav. NP12 2XH

85,000 SQ FT

/////overlaps.bricks.limo



what3words

Viewings

Please contact Jenkins best or our joint agents

Rent

£6.50 per sq ft per sq ft Excl. VAT payable in addition.

Lease Terms

New Lease New Lease available for a term of years to be agreed.

Business rates

Rates Payable: Subject to assessment on completion

Service charge

n/a

Legal Costs

Each party to bear their own costs

VAT

Applicable. VAT payable in addition

Availability

Available Q3 2026

Contact

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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.

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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 13/03/2026 property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.