

MAY QUALIFY FOR 100% RATES RELIEF



Unit 10, Greenway Workshops, Bedwas House Industrial Estate, Caerphilly, CF83 8HW

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	467 sq ft / 43.39 sq m
Rent	£6,000 per annum payable quarterly in advance
Service Charge	£495.50 per sq ft Budget Year End Sept 2026
Rates Payable	£2,044.80 per annum Based on 2023 valuation
Rateable Value	£3,600

Key Points

- Prominent unit visible from main estate road
- Unit may qualify for 100% small business rates relief - please enquire with CCBC
- LED lighting installed
- Popular trade location
- Occupiers in the area include Greggs, Screwfix, City Electrical factors and Travis Perkins

Unit 10, Greenway Workshops, Bedwas House Industrial Estate, Caerphilly, CF83 8HW

Summary

Available Size	467 sq ft
Rent	£6,000 per annum payable quarterly in advance
Rates Payable	£2,044.80 per annum Based on 2023 valuation
Rateable Value	£3,600
Service Charge	£495.50 per sq ft Budget Year End Sept 2026
VAT	Applicable
Legal Fees	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.
Estate Charge	£119.19 per annum Insurance premium for year ending June 2026
EPC Rating	D (83)

Description

Unit 10 Greenway Workshops is a prominent end-terrace light industrial/ warehouse /trade counter unit visible from the main estate road.

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

Accommodation

Name	sq ft	sq m	Availability
Unit - 10	467	43.39	Available
Total	467	43.39	

Specification

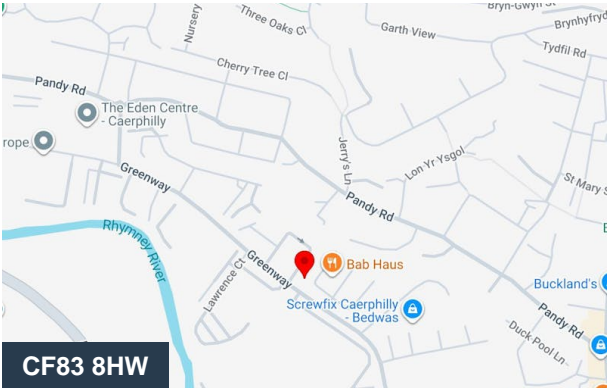
- The unit has the following specification:
- Steel portal frame construction
- Separate pedestrian door
- WC facilities
- External circulation / parking area (communal)
- Minimum eaves height: 3.5m
- Maximum eaves height: 4.2m
- Single Level roller shutter door: 3m w x 3.5m h

Terms


Unit 10 is available on new Full Repairing and Insuring Lease for a term of years to be agreed.


Small Business Rates Relief

The unit should qualify for 100% small business rates relief:
<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-andpremises/business-rates-wales#guides-tabs--2>



Viewing & Further Information

 **Craig Jones**
07867 393494
craig@jenkinsbest.com

 **Anthony Jenkins**
07768 233919
anthony@jenkinsbest.com

 **Amelia Nicholas**
amelia@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 13/10/2025