



TO LET

Unit E, Pantglas Industrial Estate,
Caerphilly, **CF838DR**

Warehouse / Industrial Unit with secure yard

- Established industrial / trade location
- Occupiers in the area include Checkfire, Proctor Engineering, HLP Tubeformers and Nuaire
- Secure yard/car park to front & rear of unit
- 2x Roller shutter doors
- 24 Hour access
- Available Immediately



Size

5,340 sq ft (496.10 sq m)

Location

The 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 Nuairé

Connectivity

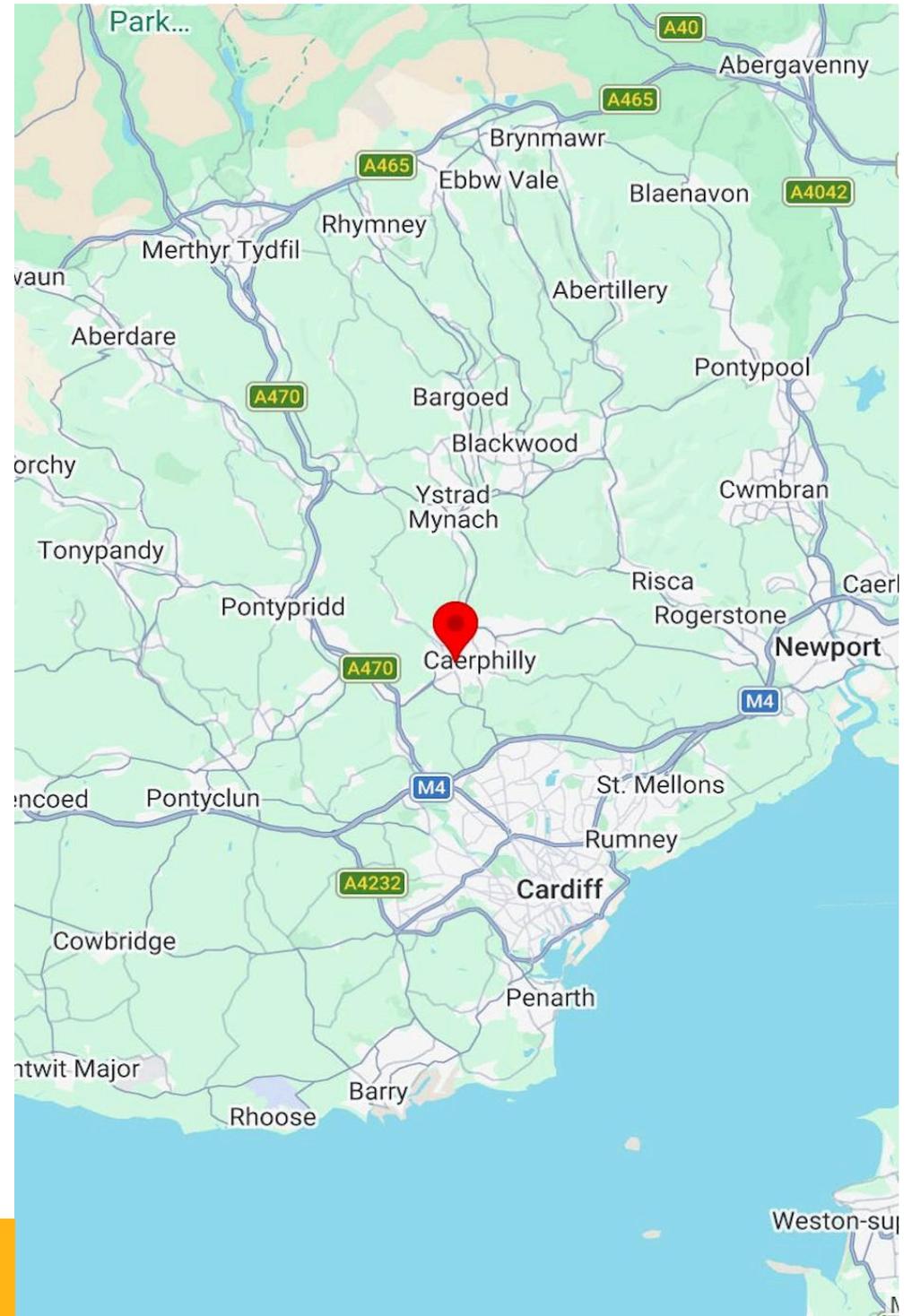
Cities

Caerphilly	2 Mile
Cardiff	10 Miles



Road

M4 Junction 32	7 Miles
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Description

Unit E Pantglas is a light industrial/ warehouse /trade counter unit of steel portal frame construction.

- Steel portal frame construction
- Separate pedestrian door
- WC facilities
- External circulation / parking area (communal)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
E	5,340	496
TOTAL	5,340	496

Specification



EPC: E (12)



Maximum clear internal height (m): 4.7



Car Parking

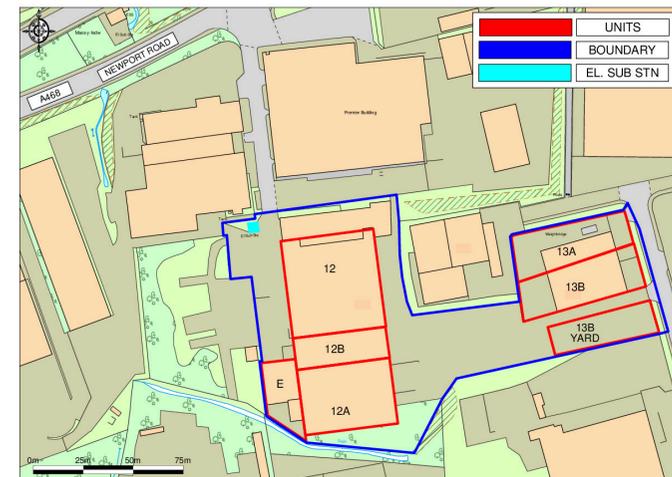


Minimum clear internal height (m): 3.4

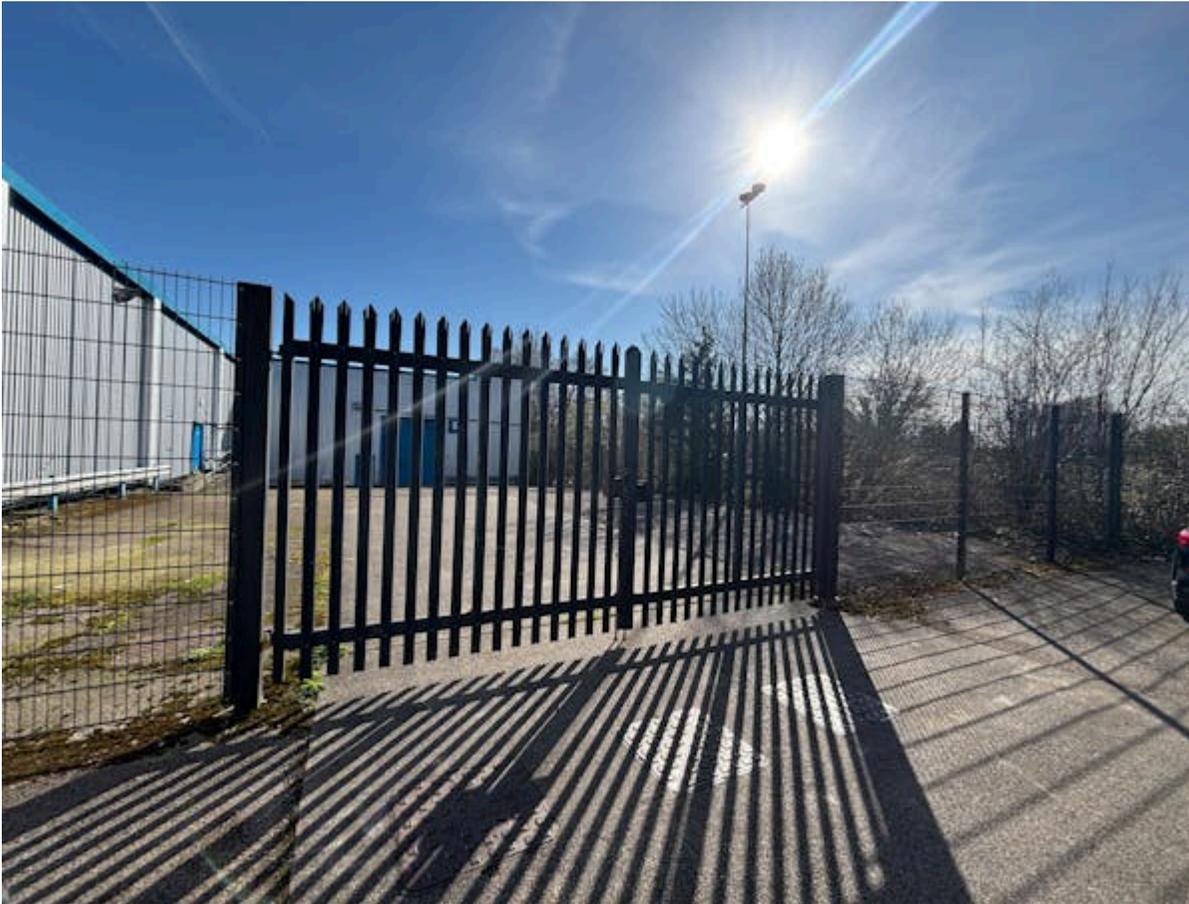


Loading Doors (Surface level): 2

Pantglas Industrial Estate Bedwas Caerphilly CF83 8DR



Unit E, Pantglas Industrial Estate,
Caerphilly, CF838DR





Sat Nav. CF838DR



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Viewings

Contact Jenkins Best or our joint agents

Terms

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

Lease Terms

New Lease Term of years to be agreed.

Business rates

Rates Payable: £6,106 per annum Based on 2026 valuation - please check with CCBC

Service charge

£4,900 per annum Budget Year End Dec 2025

Insurance

£1,073 per annum Insurance Premium for Year Ending Dec 2026

Legal Costs

Each party to bear their own costs

EPC

E (12)

VAT

Applicable

Availability

Available Immediately

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.

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.

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