



## Unit 2, Varlin Court, Western Industrial Estate, Caerphilly, CF83 1BQ

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	4,384 sq ft / 407.29 sq m
<b>Rent</b>	£28,500 per annum payable quarterly in advance.
<b>Service Charge</b>	£3,220 per annum Budget Year End Dec 2024.
<b>Rates Payable</b>	£12,223.50 per annum Based on 2023 Valuation.
<b>Rateable Value</b>	£21,750

### Key Points

- Available December 2024
- Easy access to A470 dual carriageway (2 miles), M4 (J.32) and Cardiff
- Roller shutter door access
- Established / vibrant Industrial Estate
- Close proximity Caerphilly town centre
- 2 storey internal office block with ancillary facilities

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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	£792.87 per annum Approximate Premium for Year Ending Dec 2025
EPC Rating	D (85)

## Description

Well located unit in close proximity to Caerphilly town centre with easy access to the A470 / M4 (Junction 32). The estate consists of 2 terraces within a secure yard with parking.

## Location

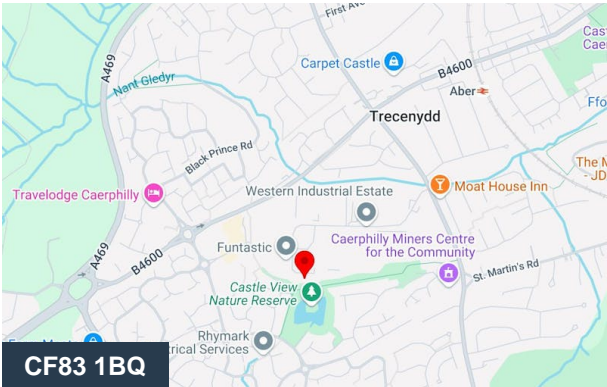
The property is situated on the established Western Industrial Estate on the outskirts of Caerphilly, approximately 1 mile west of the town centre. Western Industrial Estate provides easy access to the A470 Cardiff to Merthyr dual carriageway (which links with the M4 at Junction 32) some 2 miles to the west and Junction 28 of the M4 at Newport approximately 10 miles to the east. The property comprises a modern industrial, storage, workshop and warehouse.

## Specification

Well located terraced light industrial/ Warehouse unit

## Terms

Unit 2 is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.



## Viewing & Further Information



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