

YARD AVAILABLE BY NEGOTIATION



Unit 24, Bowen Industrial Estate, Aberbargoed, CF81 9EP

Industrial / Warehouse Unit To Let

Summary

Tenure	To Let
Available Size	1,760 sq ft / 163.51 sq m
Rent	£15,800 per annum payable quarterly in advance.
Service Charge	£1,300 per annum Approximate Premium for Year Ending Oct 2025
Rates Payable	£4,439.80 per annum based on 2023 Valuation
Rateable Value	£7,900
EPC Rating	D (90)

Key Points

- Located within an established Industrial Estate
- Min eaves: 3.45m, Max eaves: 4m
- Includes 2x W.C.
- Available Immediately
- Up and over door 3.4m high x 3.6m wide
- New LED lighting to be installed
- Yard available by separate negotiation

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Rates Payable	£4,439.80 per annum based on 2023 Valuation
Rateable Value	£7,900
Service Charge	£1,300 per annum Approximate Premium for Year Ending Oct 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£600 per annum TBC - Approximate Premium for Year Ending Dec 2024
EPC Rating	D (90)

Description

End of terrace Industrial Unit of steel portal frame construction with brick/block elevations, which are part clad with sheet steeling. The roof is also clad lined and insulated, incorporating translucent panels.

Location

The property is located on Bowen Industrial Estate fronting Pengam Road (A4049) in Aberbargoed. Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049.

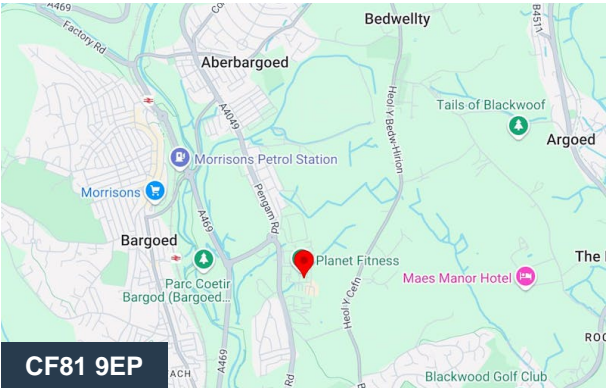
The estate lies approximately 0.5 miles from Gilfach Fargoed train station and 0.9 miles from Bargoed train station.

Specification

End of terrace Industrial / Warehouse Unit
Total GIA: 1,760 sq ft (163.51 sq m)
Roller door: 3.4m high x 3.6m wide
Minimum eaves height: 3.45m, Maximum eaves height: 4.0m
2x W.C.
On site Parking
Yard available by separate negotiation.
We understand that the property benefits from mains water, drainage and electric - interested parties are advised to make their own enquiries.

Terms

New Full Repairing and Insuring Lease available for a term of years to be agreed.



Viewing & Further Information



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Energy performance certificate (EPC)

Unit 24 Bowen Industrial Estate ABERBARGOED CF81 9EP	Energy rating D	Valid until: 31 October 2031
		Certificate number: 9081-9572-0979-6126-4313

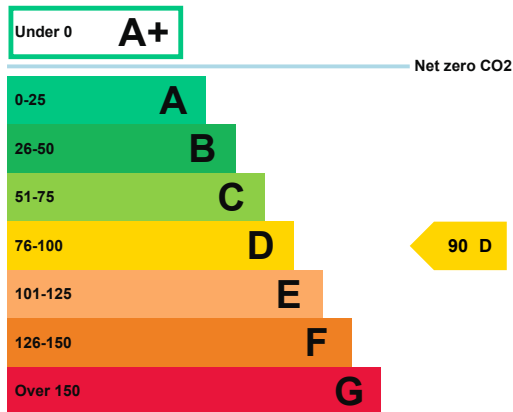
Property type	B2 to B7 General Industrial and Special Industrial Groups
Total floor area	163 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	19 A
If typical of the existing stock	63 C

Breakdown of this property’s energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	52.65
Primary energy use (kWh/m2 per year)	311

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1142-6705-4370-8371-6526\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	James Sanders
Telephone	08444781234
Email	james@energyassessorswales.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO007412
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Employer	Energy Assessors Wales Ltd
Employer address	3rd Floor, Capital Tower, Cardiff, CF10 3AZ
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	27 October 2021
Date of certificate	1 November 2021