



AVAILABLE NOW

## Unit 21, Greenway Workshops, Bedwas House Industrial Estate, Caerphilly, CF83 8HW

Modern Trade Counter / Warehouse / Industrial Unit

### Summary

|                       |                                                  |
|-----------------------|--------------------------------------------------|
| <b>Tenure</b>         | To Let                                           |
| <b>Available Size</b> | 1,406 sq ft / 130.62 sq m                        |
| <b>Rent</b>           | £11,950 per annum payable quarterly in advance   |
| <b>Service Charge</b> | £1,491.81 per annum<br>Budget Year End Sept 2026 |
| <b>Rates Payable</b>  | £4,771.20 per annum<br>Based on 2023 valuation   |
| <b>Rateable Value</b> | £8,400                                           |

### Key Points

- Established industrial / trade location
- Greenway workshops benefit from direct access and prominence to the main estate road
- Qualifies for an element of small business rates relief
- Occupiers in the area include Greggs, Screwfix, CEF, Plumb Centre and Travis Perkins
- Excellent communal parking provision on site
- New roller shutter door to be installed

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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  | £328.25 per annum<br>Insurance Premium for Year Ending June 2026                                                                                       |
| EPC Rating     | Upon enquiry                                                                                                                                           |

## Description

Unit 21 Greenway Workshops is a modern L shaped mid-terrace light industrial/warehouse /trade counter unit of steel portal frame construction.

## 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

## Specification

- Steel portal frame construction
- Minimum eaves height 3.3 meters Maximum eaves height 4.7 meters
- New roller shutter door – Width 3 meters, 3.35 Height meters
- Separate pedestrian door
- Office accommodation and WC facilities
- External circulation / parking area (communal)

## Viewings

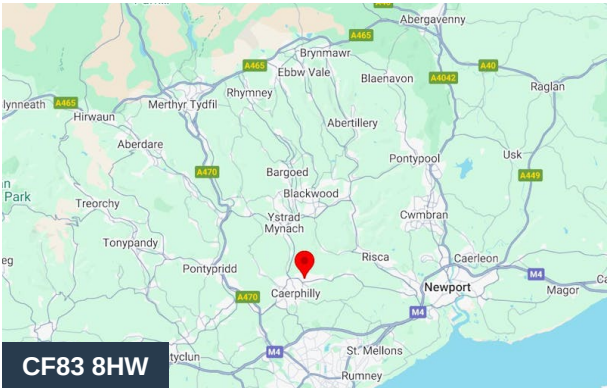
Contact Jenkins Best

## Terms

Unit 21 is available on new Full Repairing and Insuring Lease for a term of years to be agreed.

## Small Business Rates Relief

The unit may qualify for an element of small business rates relief:  
<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>



## Viewing & Further Information



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