

# BRINSONS



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## INDUSTRIAL UNITS TO LET

**UNITS P & Q,  
TRECENYDD BUSINESS PARK  
CAERPHILLY  
CF83 2RZ**

- Mid terrace industrial units totalling circa 12,997 sq ft (1,207.45 sq m).
- Inclusive of reception area, first floor offices, kitchenette and WC facilities.
- Ample vehicle car parking to the front of the property.
- Minimum eaves height of 4.32m.
- Also marketed as individual units.
- EPC Band: C (56)

**RENT: £65,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

Situated on the western fringe of Caerphilly, a satellite town on the northern outskirts of Cardiff, Trecenydd Business Park is widely regarded as one of the best established, most vibrant and sought after locations in the area.

Trecenydd Business Park, which lies approximately 1 mile from the town centre, benefits from its prominent situation. Junction 32 of the M4 motorway lies some 8 miles to the west and can be easily accessed via the A470 Cardiff to Merthyr dual carriageway, whilst the A468 Cardiff to Newport Road provides a convenient route to Junction 34 which lies some 7 miles to the east of the property.

## DESCRIPTION

Constructed during the late 1990's these terraced units are of steel portal frame construction with cavity brick / block lower elevations and insulated profile steel clad upper elevations and roof.

To the front elevation of the units there are pedestrian doors and electrically operated insulated sectional vehicle doors. The floors are of reinforced concrete. Internally, the units benefit from a front reception area, first floor offices, WC facilities and fire and security alarm systems. The units have a minimum eaves height of 4.32 m.

There is ample parking provided to the front of the units. Additional, there is communal car parking located on the estates main thoroughfare.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate gross internal floor areas:-

Ground Floor Industrial -	11,818 sq ft (1,097.9 sq m)
First Floor Office -	1,179 sq ft (109.53 sq m)

**Total Gross Internal Area - 12,997 sq ft (1,207.5 sq m)**

## SERVICES

We understand that the property benefits from mains gas, electric, water and drainage.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The property is available to let on new lease terms to be agreed.

## RENT/ PRICE

£65,000 per annum exclusive.

### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

## EPC

C (56)

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £39,000  
Uniform Business Rate 2024/25: 56.2  
Gross Rates Payable: £21,918

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## VAT

We understand that VAT is payable.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons,  
Eastgate, Market Street,  
Caerphilly, CF83 1NX

Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)**

**Trevor Isaac - [trevor.isaac@brinsonspc.co.uk](mailto:trevor.isaac@brinsonspc.co.uk)**

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/Tl/2910/SEP25

