alder king
PROPERTY CONSULTANTS

TO LET

Unit 14, Dyffryn Court

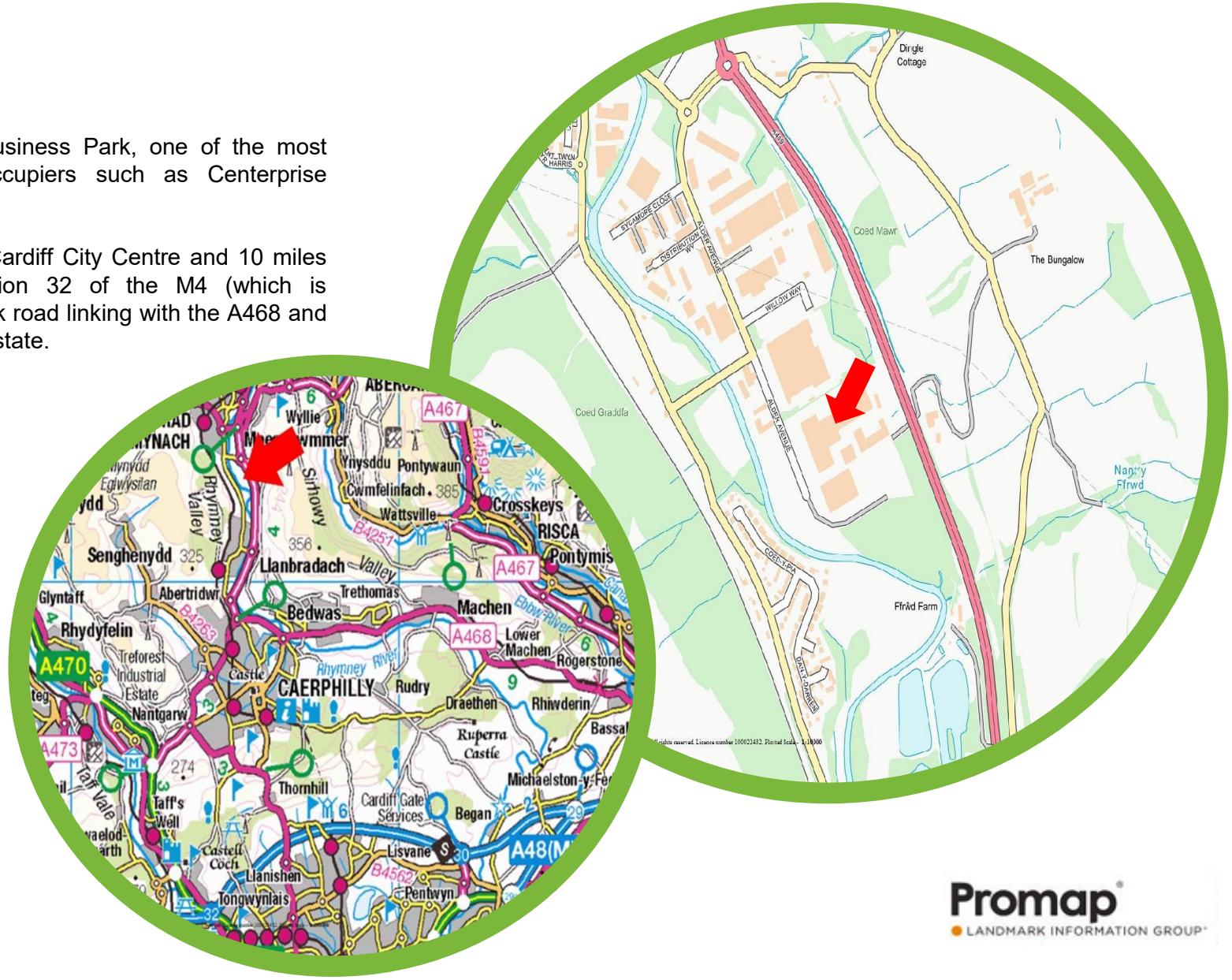
Dyffryn Industrial Estate, Caerphilly, CF82 7TT
Industrial unit / warehouse – 8,292 sq ft GIA approx.

Location

The property is located on the established Dyffryn Business Park, one of the most successful industrial estates in the region with occupiers such as Centerprise International, Kautex Textron and Bergstrom.

The estate is located approximately 13 miles north of Cardiff City Centre and 10 miles east of Pontypridd. Access from Cardiff and Junction 32 of the M4 (which is approximately 10 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways. The A469 runs alongside the estate.

M4	A470
10 miles south	7 miles



Promap
LANDMARK INFORMATION GROUP

Accommodation

Description
The industrial accommodation is comprised of block work side elevations, profiled steel cladding to the roof and elevations together with strip lighting. The unit has an electric shutter door, a separate pedestrian access point and benefits from parking to the front. The roller shutter door measures approximately 6.8m in width and 4.6m in height.

An office space is provided at the back of the property, along with male and female toilets. The maximum working height is 5.4m.

Parking
The unit benefits from a parking area at the front of the property.

Services
The unit benefits from electricity and water supply but we understand that gas is not available. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 14	8,292	770.3
TOTAL	**8,292**	**770.3**

Industrial & Logistics

WC Facilities

Roller shutter door

Minimum eaves height 5.4m

Office Space

Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of Caerphilly County Council. Tel: 01443 866416 or www.caerphilly.gov.uk.

Business Rates
The Valuation Office website states that from April 2026 the property has a rateable value of £33,000, resulting in rates payable of £16,566 for the 2026/27 financial year.

Interested parties should make their own enquiries to Caerphilly County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Energy Performance Certificate
The EPC Rating is D (97) and the full certificate can be provided on request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020.

Lease Terms
The property is available on a new full repairing lease.

Rent
£45,605 per annum (£5.50psf) exclusive of VAT.

Service Charge
We understand that service charge currently runs at £0.25 per sq ft per annum exclusive.

Buildings Insurance
We understand that buildings insurance currently runs at £0.45 per sq ft per annum.

Legal Costs
Each party is to be responsible for their own legal costs.

Rental Deposits
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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18 Park Place
Cardiff
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AK Ref: GD/101796 **Date:** March 2026 **Subject to Contract**

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Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source.

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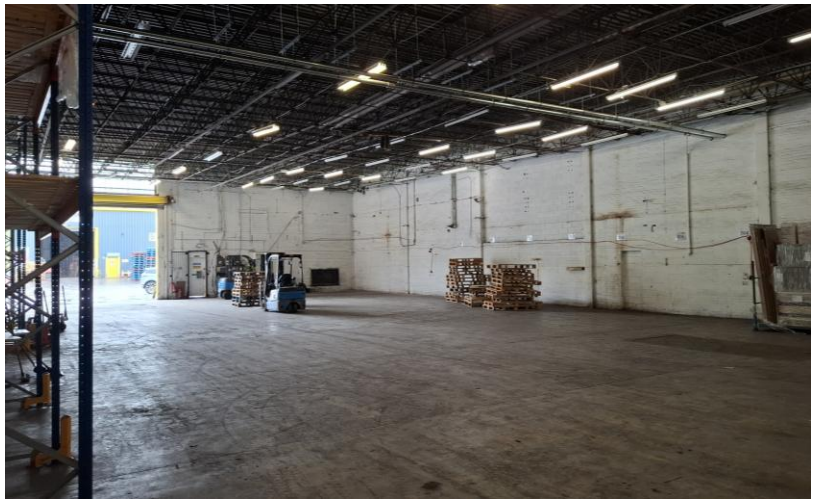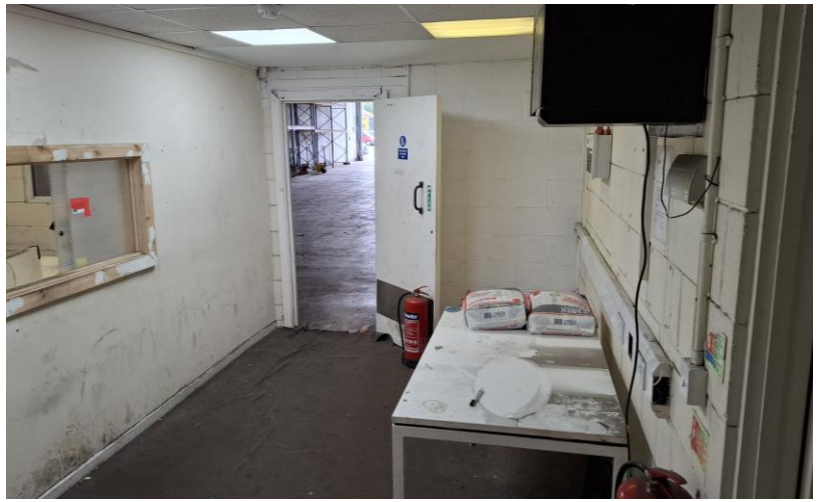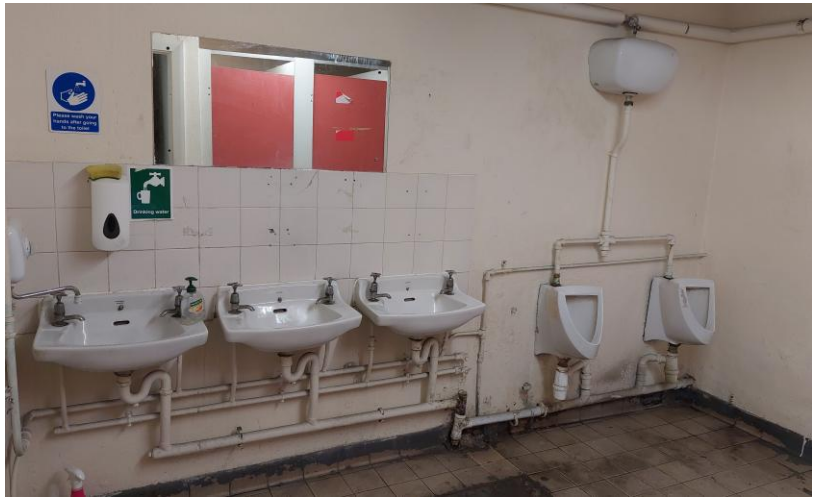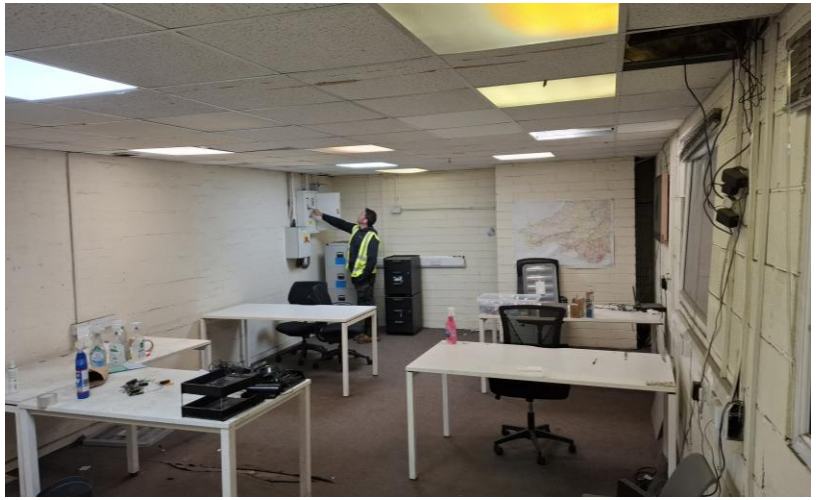
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