alder king
PROPERTY CONSULTANTS

TO LET

Units 16 & 17 Dyffryn Court

Dyffryn Industrial Estate, Caerphilly, CF82 7TT

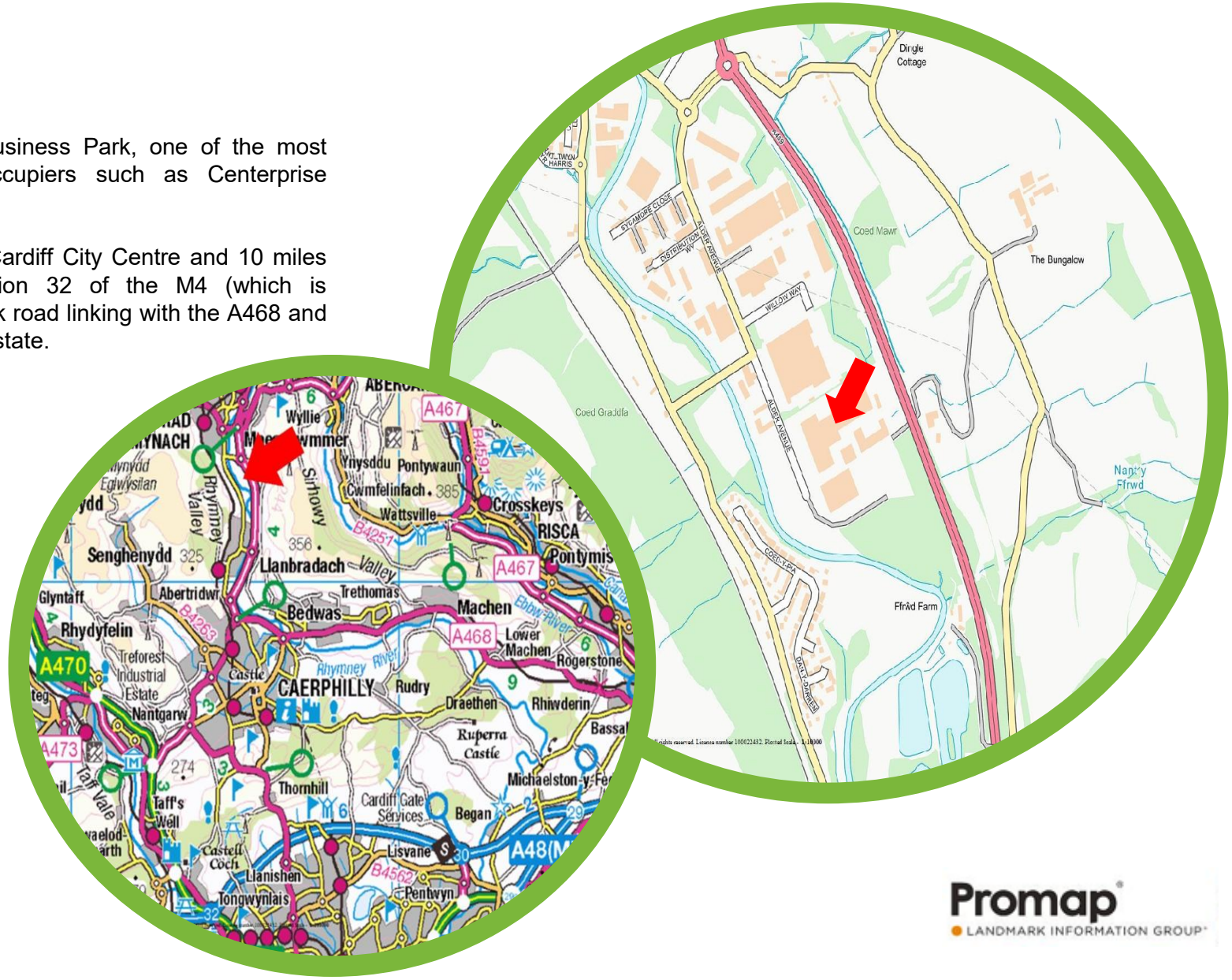
Two Industrial / Warehouse Units – Between 4,963 and 10,670 sq ft GIA approx.

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
Unit 16 is of steel portal frame, with insulated steel cladding, concrete flooring, two electric roller shutter doors, a pedestrian entrance, and front car parking.

The unit has no office or WC facilities but can be connected to Unit 17. It is to undergo light refurbishment, and the adjacent external area is to be cleared to provide additional yard space. Minimum eaves height of 3.46m.

Unit 17 is similarly constructed and separated from Unit 18 by a block wall. Access includes a manual roller shutter door, a pedestrian entrance, and double doors. The unit provides male and female WCs and a small kitchen with minimum eaves height of 3.2m and a maximum working height of approximately 4.7m.

Parking
The units benefit from parking areas to the front of the property.

Services
The units 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.

Availability
Two units available, which can be taken as whole or separately:

Area	Sq ft	Sq m
Unit 16	5,707	530.19
Unit 17	4,963	461.04
TOTAL	**10,670**	**991.21**

Industrial & Logistics

WC Facilities

Roller shutter doors

Eaves height 3.20m – 3.46m

Office Space

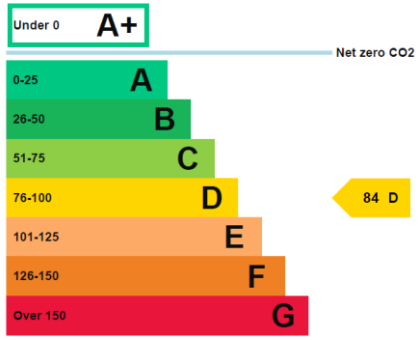
Planning | Rates | EPC | Terms

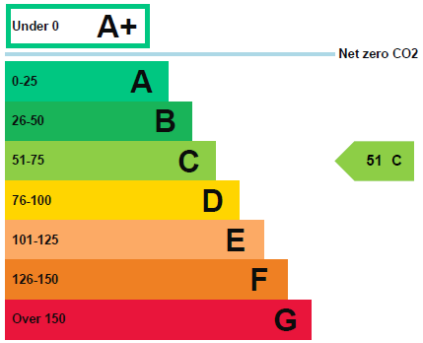
Planning
We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of Caerphilly County Council. Tel: 01443 866416 or www.caerphilly.gov.uk.

Business Rates
The Valuation Office website states that from April 2026 the property has a rateable value of £24,000 (Unit 16) and £20,750 (Unit 17) resulting in rates payable of £12,048 (Unit 16) and £10,416 (Unit 17) 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).

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

Energy Performance Certificate
The EPC Ratings are D (84) and C (51) for Units 16 and 17 respectively. Full certificates can be provided on request.





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

Rent
Quoting rent at £5.25psf, exclusive of VAT.

Service Charge
We understand that service charge currently runs at £0.65 per sq ft per annum exclusive.

Buildings Insurance
The Lessee will be responsible for paying a fair proportion of the annual buildings' insurance. Up to date figures to provided upon request.

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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AK Ref: GD/102215 **Date:** March 2026 **Subject to Contract**

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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.

Unit 16

Unit 17