



CUSHMAN &
WAKEFIELD



148,878 sq ft (13,831.22 sq m)

DETACHED PRODUCTION UNIT

Dyffryn Business Park,
Alder Avenue, Ystrad Mynach, CF82 7TW

PROPERTY HIGHLIGHTS

Excellent
Commercial
Location

6
Level Access
Loading Doors

Fenced and
Gated
Perimeter

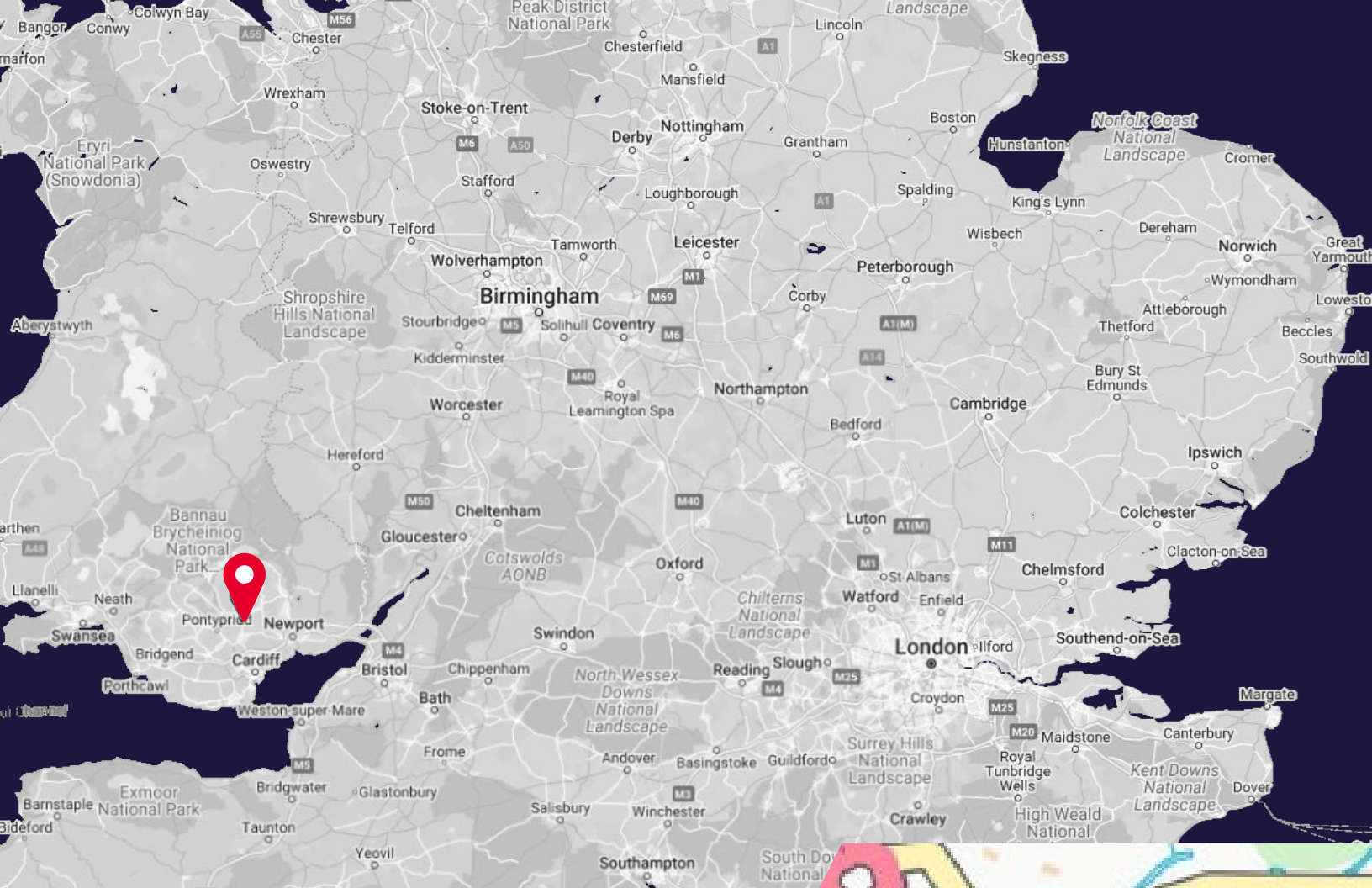
Property Description

A detached industrial / production unit with ground floor office space benefitting from a steel portal frame construction with profiled steel cladding to side elevations and pitched roof. The production area has a truss roof and height of 5m. There are six level access doors to side elevation. It has a mix of open and cellular main office space with kitchen & toilet facilities. There is car parking to front & car park / yard to side. The property also has a detached plant room/ stores.

Dedicated
Car Parking
Spaces

Accommodation	Sq Ft	Sq M
Main Production Area	79,558	7,391.18
Production Offices	8,281	769.33
Office Link	918	85.29
Ground Floor Offices	10,249	952.16
Rear Warehouse	47,976	4,457.12
Plant Room	1,895	176.05
Total	148,878	13,831.22





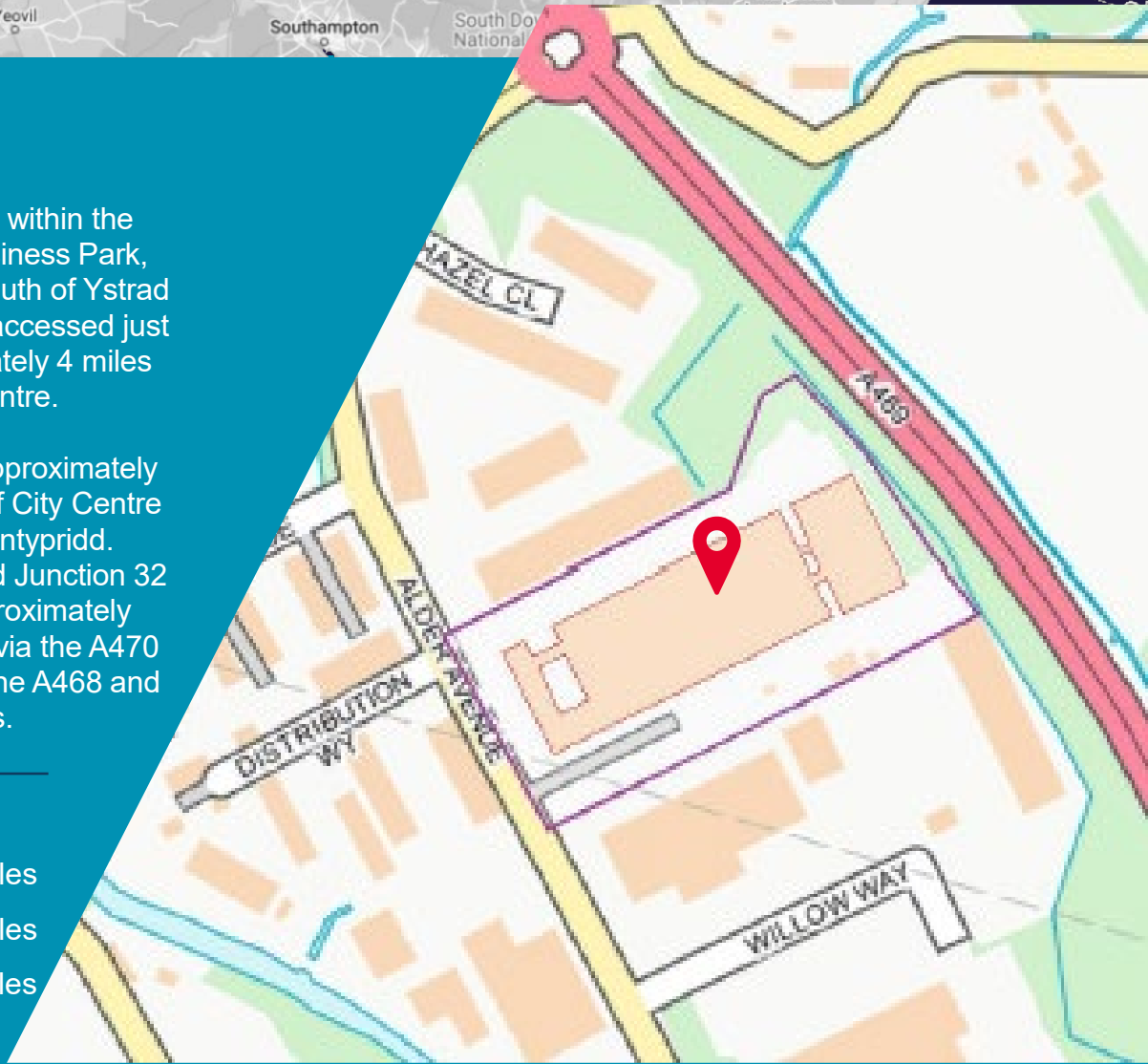
LOCATION

The property is situated within the established Dyffryn Business Park, approximately 1 mile south of Ystrad Mynach. The estate is accessed just off the A469, approximately 4 miles from Caerphilly town centre.

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 7 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways.

DISTANCES

Cardiff	14	miles
Bristol	46	miles
Birmingham	126	miles





WAREHOUSE

TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting £595,000 per annum (Excl. VAT payable in addition).

RATEABLE VALUE

£362,500 (2023 List)

Current Rates Payable: £203,725 per annum

EPC

C (63) – Certificate available on request.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.

SERVICES

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Details updated November 2024



CONTACT

ROB LADD
029 2026 2254
rob.ladd@cushwake.com

LUKE WHITMARSH
011 7910 6653
luke.whitmarsh@cushwake.com

JOINT AGENT – KNIGHT FRANK

NEIL FRANCIS
029 2049 2492
neil.francis@knightfrank.com

EMILY WILSON
020 2044 0128
emily.wilson@knightfrank.com

©2020 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

