



Detached Manufacturing / Warehousing with Offices

6,659 SQ M (70,707 SQ FT)

Property Highlights

- Established industrial location
- Self-contained, detached modern facility
- 2 level loading doors
- 6.2 m minimum eaves
- Excellent road links, 12 miles north of the M4
- Available Freehold.



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Location

The subject property is situated on the established Pen-y-Fan Industrial Estate, between Crumlin and Oakdale and accessed from the B4251.

Junction 28 of the M4 motorway, is located approximately 12 miles to the south.

Pen-y Fan Industrial Estate is within the County of Caerphilly and was originally developed by the Welsh Development Agency as part of a national regeneration programme in the late 1980s and 1990s. Other significant occupiers in the immediate vicinity include General Dynamics, Klockner Pentaplast, Thermo Fisher Scientific, IG Doors and BBI Group

Description

The property comprises a purpose-built manufacturing / warehousing facility which has a gross internal area of approximately 6,569 sq m (70,707 sq ft). The building was built in the late 1980's. The manufacturing building is of portal steel frame. The elevations and roof are predominantly clad with insulated profiled steel sheets.

The recently refurbished two storey office building is constructed within the main manufacturing facility and currently incorporates a range of offices, a reception area and ancillary accommodation .

The main warehouse area is predominantly open plan and benefits from a minimum headroom of 6.1 metres with two level access doors servicing the main facility.

The main office accommodation is configured over ground and first floor levels. The accommodation generally comprises a range of cellular and open plan offices accommodation of varying suite sizes.

Price

The premises will be available with full vacant possession on a freehold basis at a price of £3.2 million.

Rating

To be reassessed

Interested parties are advised to contact Caerphilly County Borough Council for further details

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.

Services

All main services including electricity, water, drainage and gas are connected to the property. Interested parties are advised to satisfy themselves regarding capacity.

Energy Performance Certification

To be confirmed.

VAT

All figures quoted are exclusive of VAT which is applicable.

Welsh Government Support

The Welsh Government Business Support team can help with your growth and/or expansion into Wales. Interested parties are advised to contact the Welsh Government to discuss support eligibility criteria.

<https://businesswales.gov.wales/>

Description	Square Metres	Square Feet
Two Storey Front Office Accommodation	1,877	20,210
Mezzanine included in Front Office	191	2,057
Main Manufacturing Area	3,966	42,906
Rear Offices	364	3,917
External Stores	150	1,617
Total	6,569	70,707



Viewing

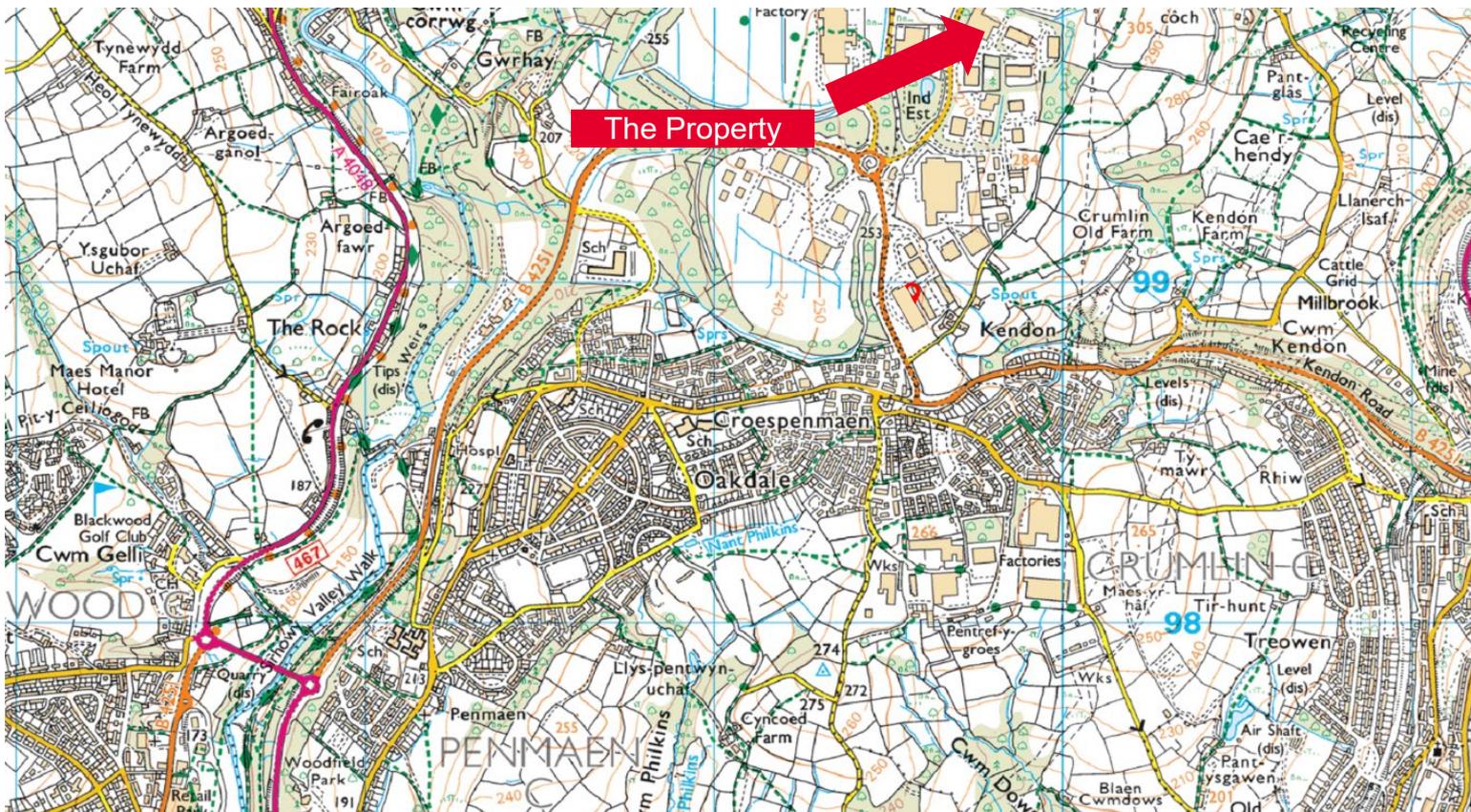
For further information and to arrange an inspection please contact the sole agents:

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PLANS ARE FOR INDICATIVE PURPOSES ONLY



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