

BOWEN INDUSTRIAL ESTATE ABERBARGOED



GERALDEVE

TO LET

LIGHT INDUSTRIAL UNIT

From 877.27 sq ft (81.50 sq m) to 4,207 sq ft (390.86 sq m)



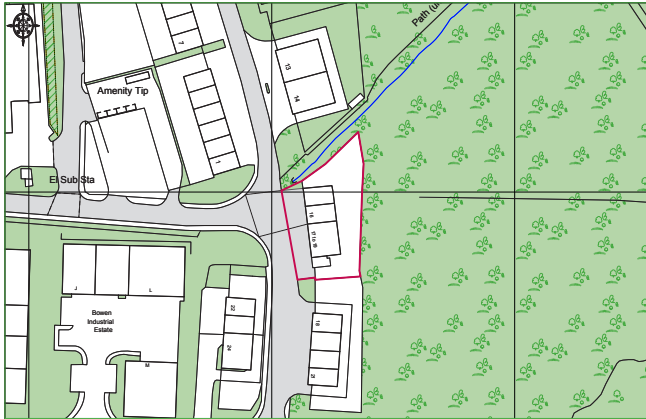
Units 15, 16 & 17
Bowen Industrial Estate
Aberbargoed
CF81 9EP



BOWEN INDUSTRIAL ESTATE ABERBARGOED



GERALDEVE



© Crown Copyright 2012. Licence no 100020449. Not to scale



© Crown Copyright 2012. Licence no 100020449. Not to scale

Description

The properties comprise of a terrace of three units which have been combined to create one large unit which can be divided into two or three smaller units. The units are of steel portal frame construction with part brick and part metal clad elevations under a profiled metal roof with translucent roof panels for natural lighting. To the side of unit 17 is a single storey office with a pitched roof and to the side of unit 15 are single storey stores. There is a large gated yard area to the rear.

Location

The industrial estate is located in Aberbargoed, approximately nine miles north of Caerphilly via the recently upgraded A169.

Other occupiers on the Industrial Estate include: Valley Print & Design Ltd, Caerphilly County Borough Council, The Great British Pie Company, MSW Precision Engineering Ltd and CLI Ltd.

The units are located at the head of the main road on the estate.

Accommodation

Unit 15: Warehouse and stores	1,280 sq ft (118.91 sq m)
Unit 16	877 sq ft (81.50 sq m)
Unit 17: Warehouse and offices	2,050 sq ft (190.45 sq m)
Total GIA	4,207 sq ft (390.86 sq m)

All measurements are approximate and interested parties are advised to verify all measurements.

Services

We are informed that all mains services including drainage, 3 phase electricity, gas and telecoms are available at or to the unit. Prospective tenants are advised to check availability directly with the relevant service providers.

Tenure & Terms

The unit is available to let on a new lease on flexible terms with a quoting rental available from the agents. Subject to tenant status and lease terms, rent free incentives are available.

Planning

The unit has planning permission for B1 (office & light industrial), B2 (general industrial) and B8 (warehouse) uses. Interested parties are advised to make their own planning enquiries from Caerphilly County Borough Council Planning Department on 01443 815588.

Legal costs

Each party will be responsible for their own legal costs.

VAT

All figures are exclusive of VAT, which the Landlord elects to charge.

By appointment through the sole agents

Siôn Davies

Tel: 029 2038 1875
sdavies@geraldeve.com

Richard Gatehouse

Tel: 029 2038 1863
rgatehouse@geraldeve.com



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.