

To Let



Unit 3 St David's Industrial Estate Blackwood, NP12 3SW

- RECENTLY REFURBISHED
- 578.24 M2 (6,225 SQ FT) OR THEREABOUTS
- INDUSTRIAL/WAREHOUSE UNIT
- SECURE FENCED SITE
- GOOD ACCESS TO MAIN ROAD NETWORKS
- ESTABLISHED INDUSTRIAL LOCATION
- AVAILABLE IMMEDIATELY

Location

The property is located on an established industrial estate known as St David's Industrial Estate; Pengam situated approximately 2-miles south of Bargoed and 3-miles north of Ystrad Mynach. The property has good access to the A469 and the A4049 which links through to the M4 motorway some 10-miles distant. Adjacent occupiers include SAS (Specialist Fasteners), Parc Joinery, L & L Welding and Signrite.

Description

The property comprises an extended, end of terrace unit of portal frame construction with full height wall and roof cladding incorporating translucent roof lights for additional natural lighting. The property has offices on ground and 1st floor with aluminium windows and entrance door on the northern elevation together with a further pedestrian access door on the western elevation.

The property is situated within a secure site having a palisade fence with double steel palisade access gates. Access into the main production area is gained via a roller shutter access door fronting the main road. Two further roller shutter access doors are located within the rear extension being accessed from the rear yard. The property has a large bespoke metal mezzanine floor providing additional storage accommodation.

The property has and is undergoing extensive refurbishment and redecoration including the full refurbishment of the office areas.

Accommodation

	sqft	m ²
Warehouse	4428 sq ft	411 sq m
Mezzanine	1797 sq ft	116 sq m
GIA	6225 sq ft	578 sq m

Car Parking

Secure on-site parking/yard area.

Tenure & Terms

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

Rent

£15,000 per annum exclusive

Rateable Value

The current assessment for the property is as follows:

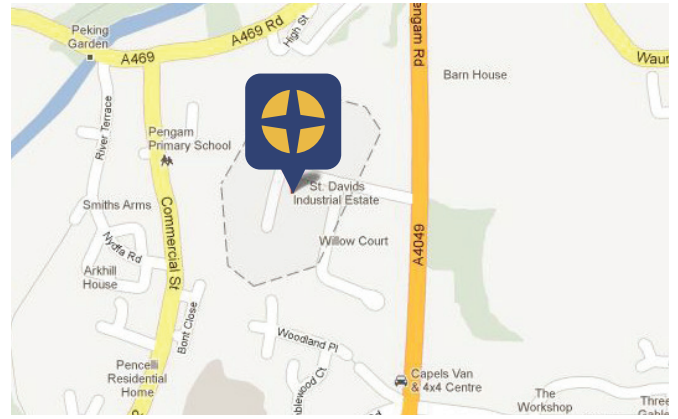
Description	Warehouse & Premises
Rateable Value	£7,100

Legal Costs

Each party will bear their own legal costs in the preparation of all legal documentation.

VAT

All figures quoted are exclusive of VAT at the prevailing rate



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