



TO LET

Unit 15B, Dyffryn Court

Dyffryn Industrial Estate, Caerphilly, CF82 7TT

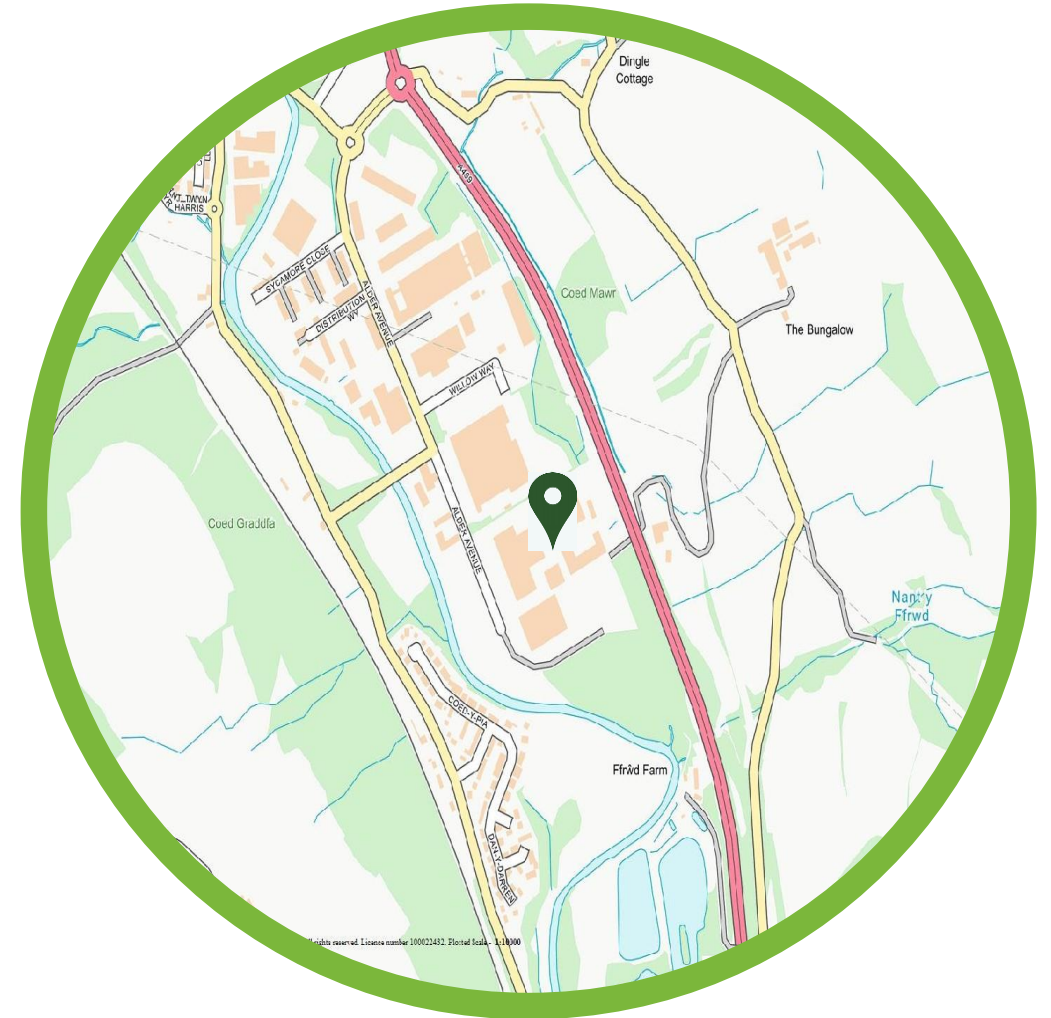
Industrial / warehouse – 4,099 sq ft GIA approx



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



10 miles south

A470



7 miles

Cardiff



13 miles

Accommodation

Description

The mid-terrace property is part of a multi-let estate with access via a roller shutter door together with integrated offices.

The industrial accommodation is comprised of block work side elevations, profiled steel cladding to the roof and elevations together with strip lighting.

The property includes a side access pedestrian door and benefits from two WCs and office accommodation.

Parking

Ample on site car parking in front of unit.

Services

We are advised that all main services are connected to the premises. 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.

Area	Sq ft	Sq m
Unit 11	4,099	380.81
TOTAL	4,099	380.81

Industrial & Logistics



Office content



Roller shutter door



Onsite parking



Eaves height 5m



WC facilities



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 Rateable Value is to be assessed.

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.

Energy Performance Certificate

The EPC Rating is C (66) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease terms

The property is available on a new full repairing lease.

Rent

The property is offered to let for £21,500 per annum (£5.25psf) exclusive of VAT.

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:



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/AK/97759

Date: January 2023

Subject to Contract



Owen Young

029 2038 1996

07974 186 482

oyoung@alderking.com



Alex Kaine

029 2039 1468

07990 891 010

akaine@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 advice from a specialist source.

alder king

PROPERTY CONSULTANTS

