

TO LET

**32 Fern Close, Pen-y-Fan
Industrial Estate
Crumlin, Caerphilly, NP11 3EH**



14,827 sq ft (1,377 sq m)

Property Highlights

- Detached unit on partially fenced site
- Minimum eaves height 5m
- Single level loading door
- Two storey office & welfare accommodation
- External storage
- Staff / visitor parking
- 6 miles from Junction 28 of M4



For more information, please contact:

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Location

The Property is situated on the eastern side of Fern Close, within Pen-y-Fan Industrial Estate, an established industrial estate located approximately 2 miles to the northwest of Crumlin, accessed off the B4251 trunk road.

Crumlin is situated approximately 9 miles north west of Newport, within the county borough of Caerphilly. It has good access to the A467, with Junction 28 of the M4 approximately 6 miles to the south east. The A467 extends onto the A465 (approx. 7.5 miles to the north), providing direct access to the M50 and M5.

The estate provides a range of industrial facilities with occupiers including Abingdon Flooring, Braces Bakery, IG Doors and BBI Group.

Description

Detached unit of steel portal frame construction with brick and metal profile sheet clad elevations. It has two storey ancillary accommodation and is set within a partially fenced site. The site benefits from a small yard to the south of the building, concrete and tarmac surfaced with circulation space, external storage and staff/visitor parking. There is one electric roller shutter.

The warehouse area has a minimum eaves height of 5m with translucent roof panels, insulation panels, and LED lighting. The unit has a reception, office, WCs & kitchenette on the ground floor, with a modular office and meeting room on the first floor.

Tenure

The unit is available by way of a new Full Repairing and Insuring Lease for a Term to be agreed.

Rent

£67,500 per annum (exclusive). VAT payable in addition.

Legal Costs

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

EPC

To be reassessed.

Rateable Value

Rateable Value £55,500 (2023 List)

Multiplier 56.2 pence (2024/25)

Rates Payable £31,191 per Annum.

Please contact Caerphilly County Borough Council for additional information.

Services

All main services are available

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.

VAT

VAT will be charged on all costs.

Viewing

For further information, please contact the agent:

Rob Ladd

+44 (0)29 2026 2254

rob.ladd@cushwake.com

May 2024

Important Notice

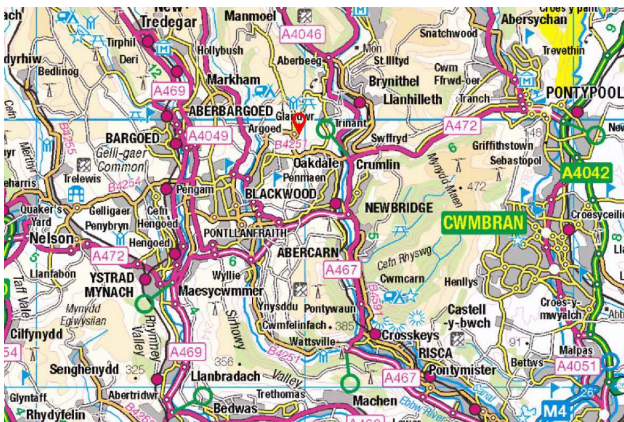
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