



TO LET



Unit 22, Dyffryn Court

Dyffryn Industrial Estate, Caerphilly, CF82 7TT
Industrial / warehouse with secure yard – 2,518 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

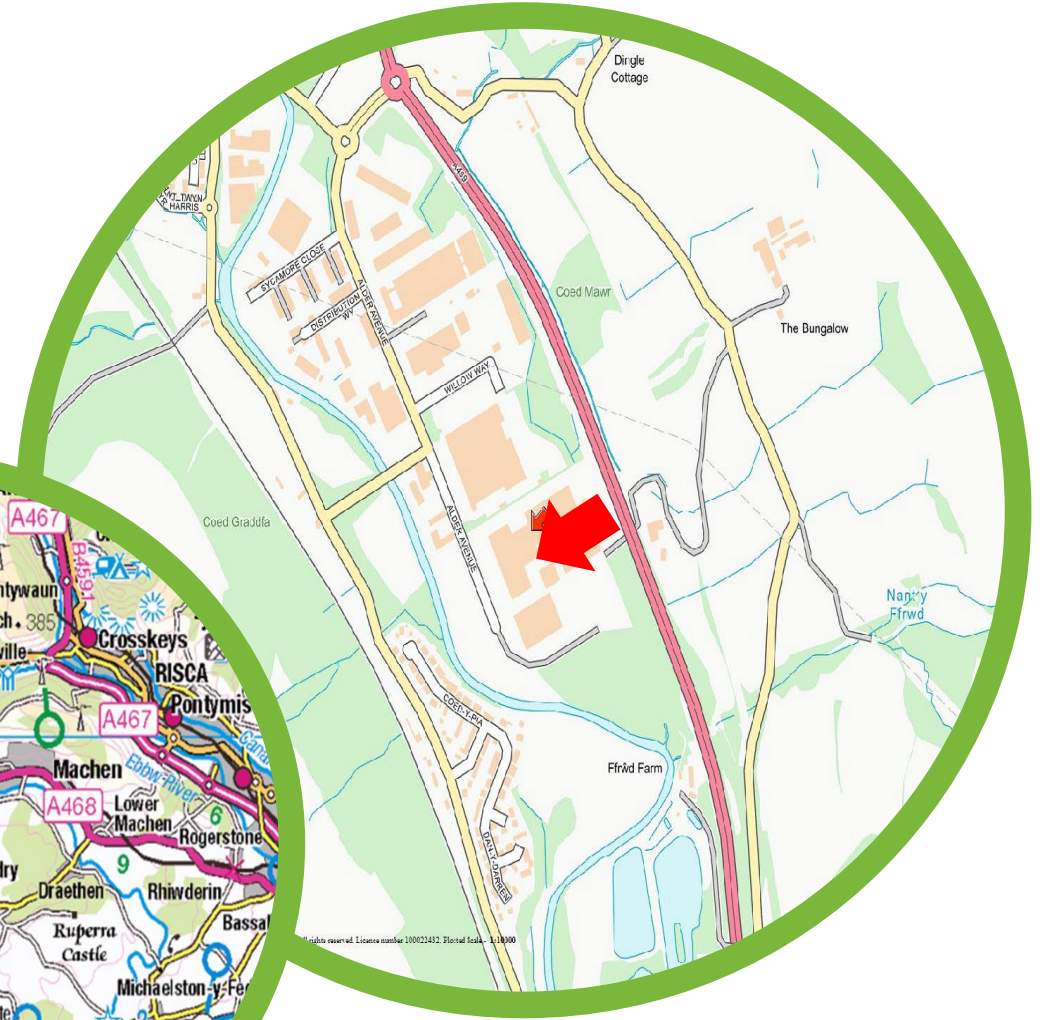
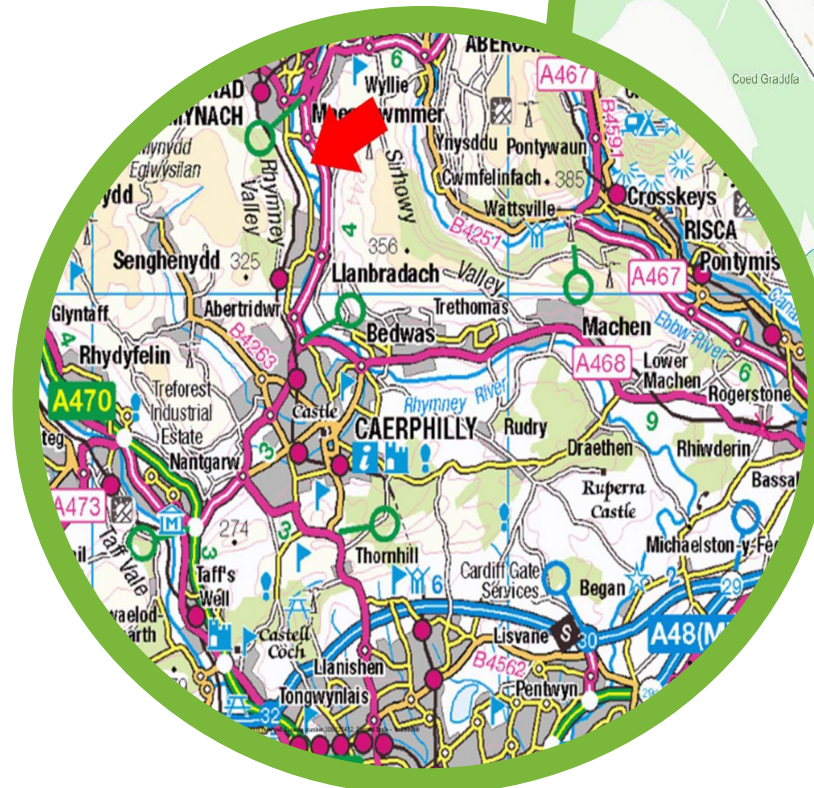


10 miles south

A470



7 miles



Accommodation

Description

End of terrace property, part of a multi-let estate, with access via a roller shutter door together with integrated office & toilet.

Steel portal frame building with a combination of block work and profiled steel-clad elevations and roof, benefiting from LED strip lighting. Height at roof apex is 4.1metres. Concrete floor.

The property includes a front access pedestrian door.

Parking

The unit benefits from a secure yard with palisade fence and gate.

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 22	2,518	233.93
TOTAL	2,518	233.93

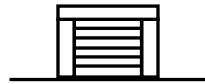
Industrial & Logistics



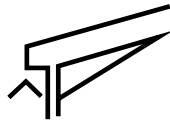
Office content



Roller shutter door



Eaves height 3.2m



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 £9,900.

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 (61) 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

£16,500 per annum (£6.55psf) 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/100813
Date: December 2024
Subject to Contract



Owen Young

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Important Notice

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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.

