

**TO LET.**



**Industrial / Warehouse Unit .**

**1,544 sq ft (143.44 sqm) .**

**C10, Dyffryn Business Park, Ystrad Mynach, CF82 7TW .**

## Location.

Dyffryn Business Park is an established distribution, trade and industrial location, approximately 6.5 miles from the A470 dual carriageway. Junction 32 of the M4 is approximately 9 miles south and Junction 28 is 13 miles to the south-west.

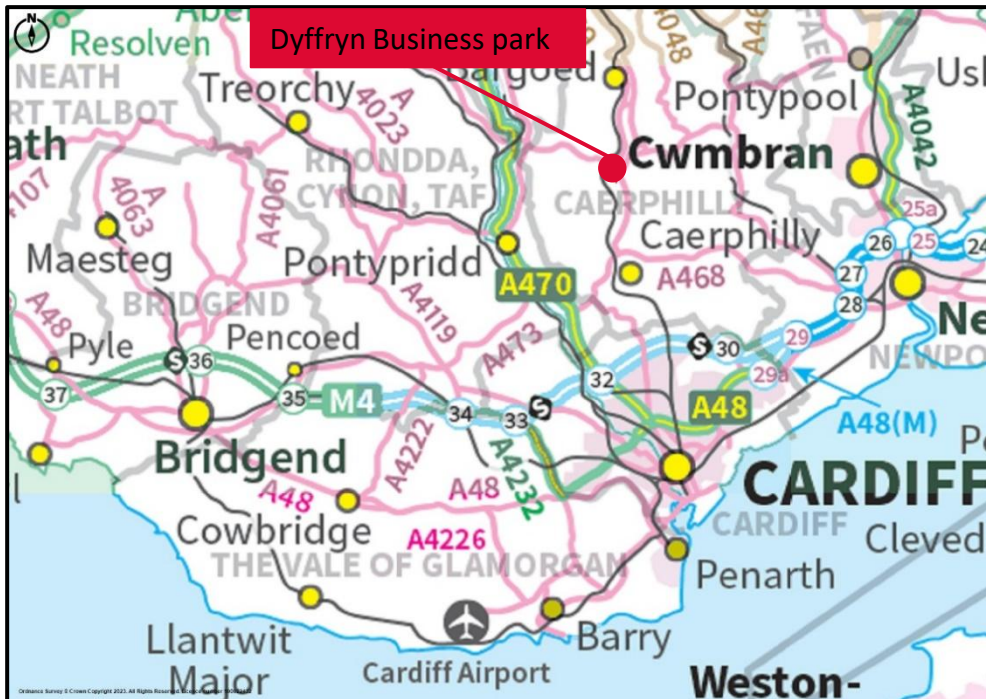
## Description.

Unit C10 is a modern light industrial / warehouse unit benefitting from excellent road links and direct access from the A469 dual carriageway.

Available by way of a new Lease.

## Accommodation.

Gross Internal Area 1,544 sq ft (143.4 sq m)



## Key Features.

- Modern mid-terrace light industrial / warehouse unit.
- Steel portal frame, minimum eaves height 6.1 metres, maximum eaves height 7.75 metres.
- Single level loading door (electric) width 4.1 metres, height 4.95 metres.
- New Lease available for a Term of years to be agreed.
- Unit currently benefits from element of small business rates relief.

## Rental Terms.

Unit C10 is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Quoting Rental.

£13,124 per annum (Excl.) VAT.

## EPC.

Energy Performance Certificate Asset Rating 'D' (91).  
A copy of the certificate is available upon request.

## Rateable Value.

Rateable Value £8,400 (2023 List)

Please contact Caerphilly council for additional information.

## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

## VAT.

VAT will be payable on the purchase price.

## Service Charge.

An estate service charge is levied to cover the costs of maintenance and upkeep of the common areas of the estate - annual budget figure for unit C10 is £550 (Excl.)



# Contact.

For further information, or to arrange a viewing, please contact:



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Alternatively, you can contact joint agents Jenkins Best.

## JUNE 2024 - SUBJECT TO CONTRACT

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[Particulars dated [ June 2023 ]. Photographs dated June 2023.

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