



## TO LET

**UNIT REAR OF ENTERPRISE HOUSE  
TIR Y BERTH INDUSTRIAL ESTATE  
HENGOED  
CF82 8AU**

- Industrial unit currently fitted out for office use
- Ample rear car parking
- Total Net Internal Area circa 5,727 sq ft (332 sq m)
- Suitable for a variety of uses subject to the necessary planning consents
- EPC Band: C (66)

**RENT – £20,000 PER ANNUM EXCLUSIVE**

## LOCATION

The property is situated on the well established Tir-y-Berth Industrial Estate which is located approximately 2 miles north of Ystrad Mynach. Convenient access to the estate is available via the main arterial roadway through the village of Tir-y-Berth (A469) which also provides quick access to Caerphilly town centre (approx. 8 miles).

Notable occupiers on the estate include Norgine and King Lifting.

## DESCRIPTION

The property comprises a detached single storey building of brick and block construction which has been overlaid with steel profile sheeting. Fenestration is provided by PVC double glazing.

Internally, the accommodation has been partitioned to provide a range of offices, stores and staff facilities. The offices are carpeted throughout with a mixture of painted block and plastered walls, and suspended tiled ceilings. Some offices benefit from air-conditioning and the building is heated by way of a gas fired central heating system.

The property is suitable for a range of uses, subject to the necessary planning consent.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Offices –	4,080 sq ft (379 (sq m)
Kitchen –	248 sq ft (23 sq m)
WC –	Unmeasured
Stores –	1,399 sq ft (130 sq m)

**Total Net Internal Area – 5,727 sq ft (532 sq m)**

## SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The property is available to let by way of a new lease on terms to be agreed.

## RENT

£20,000 per annum exclusive.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £30,500  
Uniform Business Rate 2019/20: 52.6  
Gross Rates Payable: £16,043

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
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Dan Jones – [daniel.jones@brinsons.co.uk](mailto:daniel.jones@brinsons.co.uk)

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## SUBJECT TO CONTRACT AND AVAILABILITY

JAN19/I.1845



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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