



TO LET

**SOUTH WALES SELF STORAGE
BEDWAS HOUSE INDUSTRIAL ESTATE
CAERPHILLY
CF83 8DW**

- Individual storage units circa 160 sq ft (14.9 sq m)
- Flexible lease terms
- Secure storage 24/7
- Gated compound with CCTV and floodlights
- Each unit is insulated / waterproof and ventilated

RENT FROM £25 PER WEEK

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The property is situated on the established Bedwas House Industrial Estate approximately 1.5 miles to the west of Caerphilly Town Centre. Access to the building is via The Greenway, the principal roadway on the Estate.

The Estate is directly accessed off the A468 which provides access to Junction 28 of the M4 at Newport, some 7 miles to the east and the A470 Cardiff-Merthyr dual carriageway and Junction 30 of the M4 motorway some 5 miles to the west.

DESCRIPTION

The development comprises of a range of brand new steel containers specifically adapted for storage. Each container is insulated, waterproof, ventilated and condensation free (insulation coated with Grafo Therm). All units are ground level providing easy drive up access.

The site provides 24/7 security with CCTV and floodlights.

SPECIFICATION

- Brand new units 2016
- Secure site monitored 24/7
- Free unlimited 24 hour access, 365 days a year
- Flexible lease terms

ACCOMMODATION

Each unit measures 20ft x 8ft x 8ft 6in (6m x 2.4m x 2.6m) (length x width x height) providing 160 sq ft (14.9 sq m) of storage.

TERMS

The units are available to let on flexible easy in, easy out terms.

RENT

From £25 per week

VAT

We have been informed that VAT is not payable.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

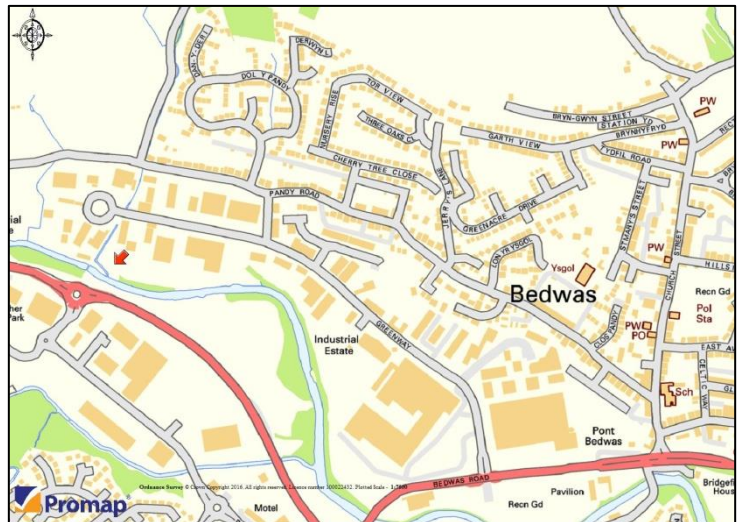
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SUBJECT TO CONTRACT AND AVAILABILITY

I.1855/DEC17



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.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



ESTABLISHED 1900

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