



**Occupiers List**

- 1 – Travelodge
- 2 – Marston's Public House
- 3 – Lidl Food Store
- 4 – Integral Geotechnique
- 5 – Celtic Energy
- 6 – Severnside Recycling
- 7 – United Welsh HA

**From 4,600 to 17,800 sq ft**

**Property Highlights**

- Generous car parking
- Mixed use estate with prominent road frontage
- Suitable for a range of uses – subject to planning

**Location**

Castlegate (CF83 2AX) is situated at the western edge of Caerphilly and occupies a strategic position on the A468, 4 miles north of Junction 32 of the M4 Motorway offering access to Cardiff (8 miles to the south), Newport (11 miles to the east) and Pontypridd (6 miles to the north).

For more information, please contact:

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## Description

Castlegate Business Park provides a new high quality mixed use development situated in a prominent position with extensive views around the surrounding area.

Office occupiers who have acquired accommodation within the Business Park, and taken advantage of bespoke opportunities, include Celtic Energy, Integral Geotechnique, Severnside Recycling and United Welsh Housing Association.

## New Build Opportunities

It is proposed that any development will comprise two or three storey office buildings designed to provide high quality, low maintenance accommodation with brick and clad elevations.

The site has the ability to offer a full design and build package from approximately 4,600 sq ft to 17,800 sq ft.

## Rent / Price

Dependent on final property specification. Details on application.

## Terms

Our client will consider developing bespoke buildings by way of a pre-sale or pre-let agreement.

## Estate Service Charge

A service charge will be levied to cover the Landlord's costs to maintain the communal areas within the Business Park, including access road and landscaped areas.

## Planning

The site is in an area zoned for employment use.

## Rates

Tenant to be responsible for all commercial rates payable.

We advise all interested parties to rely on their own enquiries to the relevant Local Authority Rating Department.

## Grant

Castlegate is situated within an Objective 1 area and as such any qualifying company has the opportunity to apply for the maximum level of grant available in Europe.

## Legal Costs

Each party is to bear their own legal and professional costs.

## VAT

All figures quoted are exclusive of VAT, which, if applicable, will be charged at the prevailing rate.

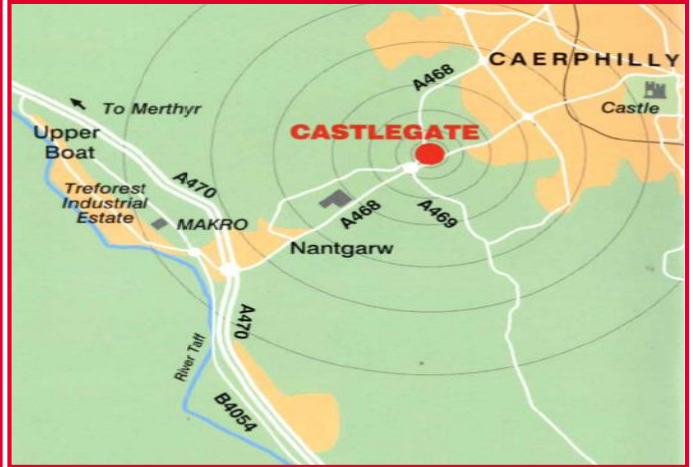
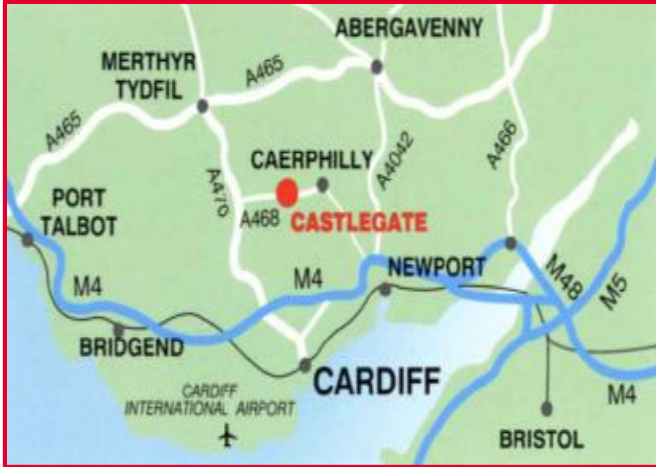
## Viewing

For further information and to arrange an inspection, please contact Cushman & Wakefield:

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## Cushman & Wakefield

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**Possible Development Options**

