

Greenway Workshops

Caerphilly, CF83 8DW

Warehouse | 1,406 ft²



Access to A470 and the M4



Level access roller shutter door



24 hour access



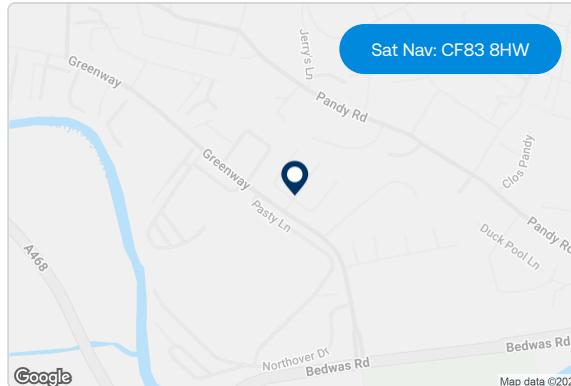
Forecourt loading & car parking



LED lighting

Available to Let





Description

Prominent mid terrace light industrial / warehouse / trade counter units consisting of steel portal frame construction. Minimum eaves height 4 m, maximum eaves 5 m Single Level roller shutter door 3 m x 3.8 m. Single roller shutter door, separate pedestrian door, WC facilities, external circulation / communal parking area.

Further information

EPC
Unit 21 : D
Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Location

Greenway Workshops is a very established industrial and trade location that benefits from direct access and prominence to the main estate road. Occupiers in the area include Greggs, Screwfix and Travis Perkins. Greenway Workshops is situated on the Bedwas House Industrial Estate, approximately 10 miles north of Cardiff and 1 mile north of Caerphilly town centre. The estate benefits from excellent road links with the A470 circa 5 miles away and junction 32 of the M4 approximately 7 miles

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
21	Warehouse	1,406	Immediately	995
Total		1,406		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

James Moriarty-Simmonds
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

Henry Best
Jenkins Best
henry@jenkinsbest.com
07738 960 012

Craig Jones
Jenkins Best
craig@jenkinsbest.com
02920 340 033

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively, with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway