

TO LET

Industrial / warehouse / storage Units



Greenway Workshops, Bedwas House Industrial Estate, Bedwas, Caerphilly, **CF83 8DW**

- Self contained units with roller shutter doors
- Ample Car parking
- Ideal starter Units
- Established industrial area
- 900 – 2,793 sq ft

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Location:

Situated on the Bedwas House Industrial Estate, approximately 16 km (10 miles) north of Cardiff and 1.6 km (1 mile) north of Caerphilly town centre. Greenway Workshops is readily accessible, linked to Junction 32 of the M4 motorway via the A470.

Description:

The units available offer a variety of internal accommodation but as standard comprise 10% office content and benefit from the following:

- 3 Phase Electricity Supply;
- Mains gas supply;
- Strip Lighting;
- Front Roller Shutter Access;
- Mezzanine Storage in some units.

There are individual units available from 900 ft² to 1900 ft² and units can be combined to provide up to 2,793 ft²

Accommodation:

Unit No	Sq M	Sq Ft
2	132.22	1,424
5	131.36	1,414
6	177.81	1,914
8	87.88	946
12	177.7	1,913
16	133.2	1,434
17	176.41	1,899
18	80.07	862
19	83.45	898

Rent:

On application

Terms:

The units are available on new FRI leases. Flexible lease terms are available.

Rates:

All properties are subject to business rates.

VAT

All figures quoted are exclusive of VAT.

Legal Costs:

Each party to bear their own legal costs.

Viewing & Further Information:

By prior appointment with the joint letting agents: Steepholm Property Advisors or BNP Paribas.

Contact:

Phil Griffiths

Steep Holm Property Advisors

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Subject to Contract August 2010