

# TO LET

## Industrial / Warehouse Unit



**Varlin Court, Weteren Industrial Estate,  
Caerphilly, CF83 1BQ**

- 
- Established Industrial Estate
  - High Eaves 5.5m

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**Location:**

The property is located within Varlin Court on the established Western Industrial Estate on the edge of Caerphilly. Nearby occupiers include PHS and Safe Estates. Western Industrial Estate is situated less than a mile from the town centre and a short distance from the A465 which links to the A470 giving access to Cardiff and Junction 32 of the M4 Motorway. The A468 ring road is also easily accessible from the Estate.

**Description:**

Varlin Court comprises a small development of six units surrounding a communal courtyard. The units are of steel portal frame construction with brick/blockwork to approximately 2.4m and lined profile sheeting to upper elevations. The roof incorporates translucent panels.

There are windows in the upper part of the front elevation which gives the potential for the accommodation to be added at first floor level. Vehicular access is provided by an electric roller shutter door measuring approximately 4m (w) by 4.2m (h) and the units have a minimum eaves height of circa 5.5m (17'9").

Parking is provided to the front of the units.

**Accommodation:**

| Unit No | Sq M  | Sq Ft |
|---------|-------|-------|
| 1       | 364.9 | 3,928 |
| 3       | 321.5 | 3,364 |

**Rent:**

On application

**Terms:**

The unit is available by way of new full repairing and insuring lease for a term to be agreed.

**Rates:**

All properties are subject to business rates.

**Legal Costs:**

Each party is to be responsible for their own legal costs incurred in the transaction.

**VAT**

All figures quoted are exclusive of VAT.

**Viewing & Further Information:**

By prior appointment with the joint letting agents: Steeppholm Property Advisors or Alder King.

**Contact:**

**Phil Griffiths**

Steep Holm Property Advisors

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Subject to Contract August 2010