



**3,077.71 sq m (33,128 sq ft) on 0.67 ha (1.65 ac)**

## **Property Highlights**

- **Detached warehouse / distribution unit**
- **Large yard area**
- **Potential expansion land to the rear of the unit**
- **Excellent road links to A465, Heads of the Valleys dual carriageway**

For more information, please contact:

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# DETACHED WAREHOUSE WITH YARD - TO LET

## Unit 24 Capital Valley Eco Park

### RHYMNEY, NP22 5PT

#### Location

Capital Valley Eco Park (**NP22 5PT**) is accessed off the A469, between the towns of Rhymney to the north and Bargoed to the south, which affords excellent access to the A465, Heads of the Valleys dual carriageway approximately 3 miles to the north. The A465 links to the M50, M5 and the Midlands to the east and to the A470 and M4 to the west, which provides access to the South and West Wales.

#### Description

Capital Valley Eco Park comprises an established business park totalling approximately 8.24 hectares (20.36 acres) and benefitting from the following:

- Recently refurbished to provide a new roof
- Four head rail link
- Modern road weigh bridge
- Recycling carrier licences in place
- 3 electricity substations and gas supply
- Sites available for storage or development
- Potential for a range of uses subject to planning

Unit 24 comprises a detached double bay industrial / warehouse unit of steel frame construction with concrete flooring and a mixture of steel clad and brick and block elevations. Internally the unit offers predominately warehouse space, with office and ancillary accommodation arranged over ground and first floor at the front elevation.

Externally, the front elevation of the unit benefits from a large yard area and the rear benefits from secure parcel of land measuring approximately 0.17 hectares (0.43 acres) with development potential. Unit 24 is set to undergo refurbishment.

#### Rating

Rateable Value (2017): £29,000

Rates Payable (2020/21): £15,515

#### Welsh Government Support

The Welsh Government Business Support team can help with your growth and/or expansion into Wales. Interested parties are advised to contact the Welsh Government to discuss support eligibility criteria.

<https://businesswales.gov.wales/>

#### Accommodation

Description	sq m	sq ft
Warehouse	2684	28890
Ground floor offices / ancillary	216	2325
First floor Offices / Ancillary	212	2282
<b>TOTAL</b>	<b>3112</b>	<b>33,497</b>

#### Tenure

The property is available by way of a new lease on terms to be agreed. Full terms are available on application.

#### EPC

Energy Performance Asset Rating 'E' (103). A copy of the certificate is available upon request.

#### Service Charge

The occupier is expected to contribute to a proportion of the estate's service charge, for costs incurred in the maintenance and upkeep of the common access road.

#### VAT

VAT will be charged on all costs.

#### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

#### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed

#### Viewing

For further information and to arrange an inspection, please contact the sole agents:

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Partner  
029 2026 2254  
[rob.ladd@cushwake.com](mailto:rob.ladd@cushwake.com)

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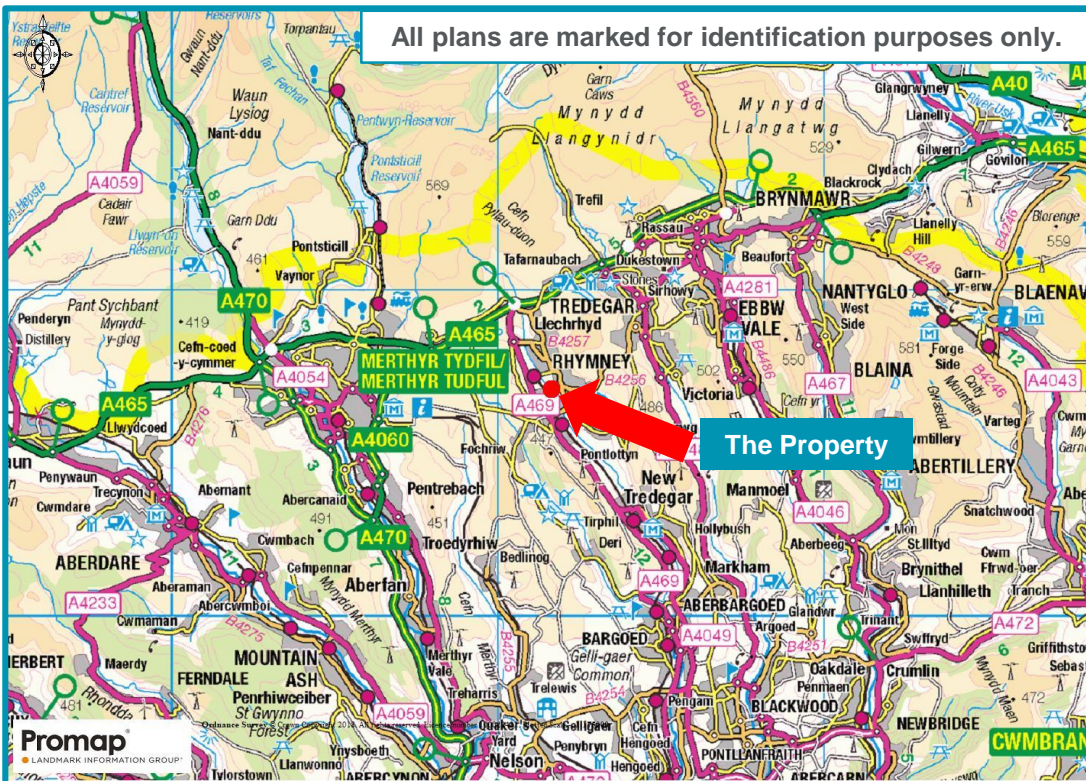
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