



TO LET

PROMINENT WAREHOUSE /  
LIGHT INDUSTRIAL UNIT  
TO LET

UNIT 3B  
CROSSWAYS PARK  
CAERPHILLY  
CF83 3GX

5,437 SQFT – 505.1 SQM  
POTENTIAL TO EXPAND TO  
12,621 SQFT – 1,172.5 SQM



### LOCATION

The property is in a very prominent location adjacent to the entrance to the scheme on the A468 in Caerphilly.

Nearby occupiers include Tile & Bath Co, KFC, Aldi, B&Q, etc.

The location is suitable for a variety of uses including light industrial, trade counter, etc, subject to planning.

### DESCRIPTION

The property is made up of a modern purpose built semi-detached light industrial unit with vehicle access and car parking to the front

### ACCOMMODATION

The unit comprises the following approximate area:-

Area	5,437 sqft	505.1 sqm
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The unit can potentially be combined with the adjoining unit to create a unit of :-

Possible Combined Area	12,621 sqft	1,172.5 sqm
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### LEASE TERMS

The property is available on a new lease for a term to be agreed, subject to 5 yearly upward only rent reviews and on effective full repairing and insuring terms.

### RENT

£32,600 per annum exclusive.

### RATES

Online checks show that the property is assessed for rating purposes as follows:-

Rateable Value 2026      £24,250

Interested parties are advised to verify this figure with the Local Authority.

### EPC

A copy of the Energy Performance Certificate is available on request.

### VAT

All figures quoted are strictly exclusive of VAT where applicable.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

## VIEWING

Strictly by appointment through the sole agents, E J Hales, contact:  
**Simon Watson James • Mobile 07775 910991 • E-mail: [simon@ejhales.co.uk](mailto:simon@ejhales.co.uk)**

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

