

**alder king**

PROPERTY CONSULTANTS

**TO LET**



**UNIT 14**

# Unit 14, Dyffryn Court

Dyffryn Industrial Estate, Caerphilly, CF82 7TT  
Industrial unit / warehouse – 8,292 sq ft GIA approx.

# Location

The property is located on the established Dyffryn Business Park, one of the most successful industrial estates in the region with occupiers such as Centerprise International, Kautex Textron and Bergstrom.

The estate is located approximately 13 miles north of Cardiff City Centre and 10 miles east of Pontypridd. Access from Cardiff and Junction 32 of the M4 (which is approximately 10 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways. The A469 runs alongside the estate.

**M4**



**10 miles south**

**A470**



**7 miles**



# Accommodation

## Description

The industrial accommodation is comprised of block work side elevations, profiled steel cladding to the roof and elevations together with strip lighting. The unit has an electric shutter door, a separate pedestrian access point and benefits from parking to the front. The roller shutter door measures approximately 6.8m in width and 4.6m in height.

An office space is provided at the back of the property, along with male and female toilets. The maximum working height is 5.4m.

## Parking

The unit benefits from a parking area at the front of the property.

## Services

The unit benefits from electricity and water supply but we understand that gas is not available. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Unit 14	8,292	770.3
<b>TOTAL</b>	<b>8,292</b>	<b>770.3</b>

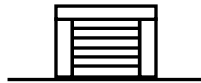
### Industrial & Logistics



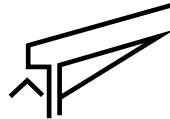
### WC Facilities



### Roller shutter door



### Minimum eaves height 5.4m



### Office Space



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of Caerphilly County Council. Tel: 01443 866416 or [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk).

## Business Rates

The Rateable Value is £23,500, resulting in rates payable of £13,328 for the 2025/26 financial year.

Interested parties should make their own enquiries to Caerphilly County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment ([www.voa.gov.uk](http://www.voa.gov.uk)).

## Energy Performance Certificate

The EPC Rating is D (97) and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

## Lease Terms

The property is available on a new full repairing lease.

## Rent

£45,605 per annum (£5.50psf) exclusive of VAT.

## Service Charge

We understand that service charge currently runs at £0.25 per sq ft per annum exclusive.

## Buildings Insurance

We understand that buildings insurance currently runs at £0.45 per sq ft per annum.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

# Viewing Arrangements

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



**Alder King Property Consultants**  
18 Park Place  
Cardiff  
CF10 3DQ  
[www.alderking.com](http://www.alderking.com)



**Owen Young**  
029 2038 1996  
07974 186 482  
[oyoung@alderking.com](mailto:oyoung@alderking.com)



**Gerallt Dafydd**  
029 2039 1468  
07990 891 010  
[gdafydd@alderking.com](mailto:gdafydd@alderking.com)

**AK Ref:** GD/101796    **Date:** September 2025    **Subject to Contract**



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It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

