

Braces Bakery | Manmoel Road

| Pen-Y-Fan Industrial Estate | **Crumlin** | Caerphilly | **NP11 3EF** |

Lambert
Smith
Hampton

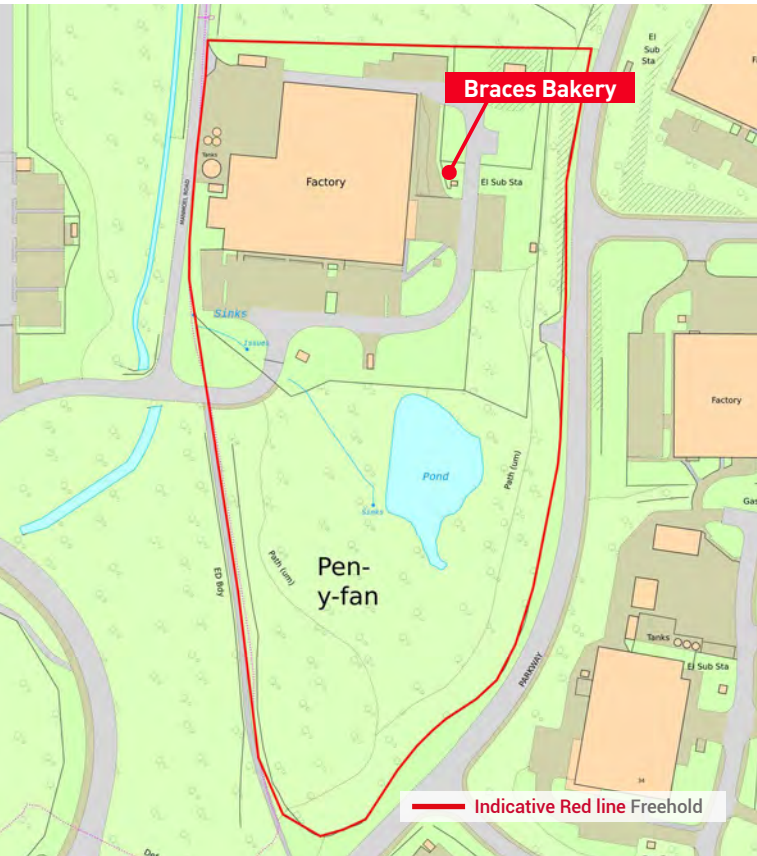


OPPORTUNITY SUMMARY

- ✓ 56,162.7 sq ft
- ✓ 6M Eaves Height
- ✓ Gated and Secure Site
- ✓ Yard space and ample parking

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SALE/LET – WAREHOUSE & OFFICE & ANCILLARY

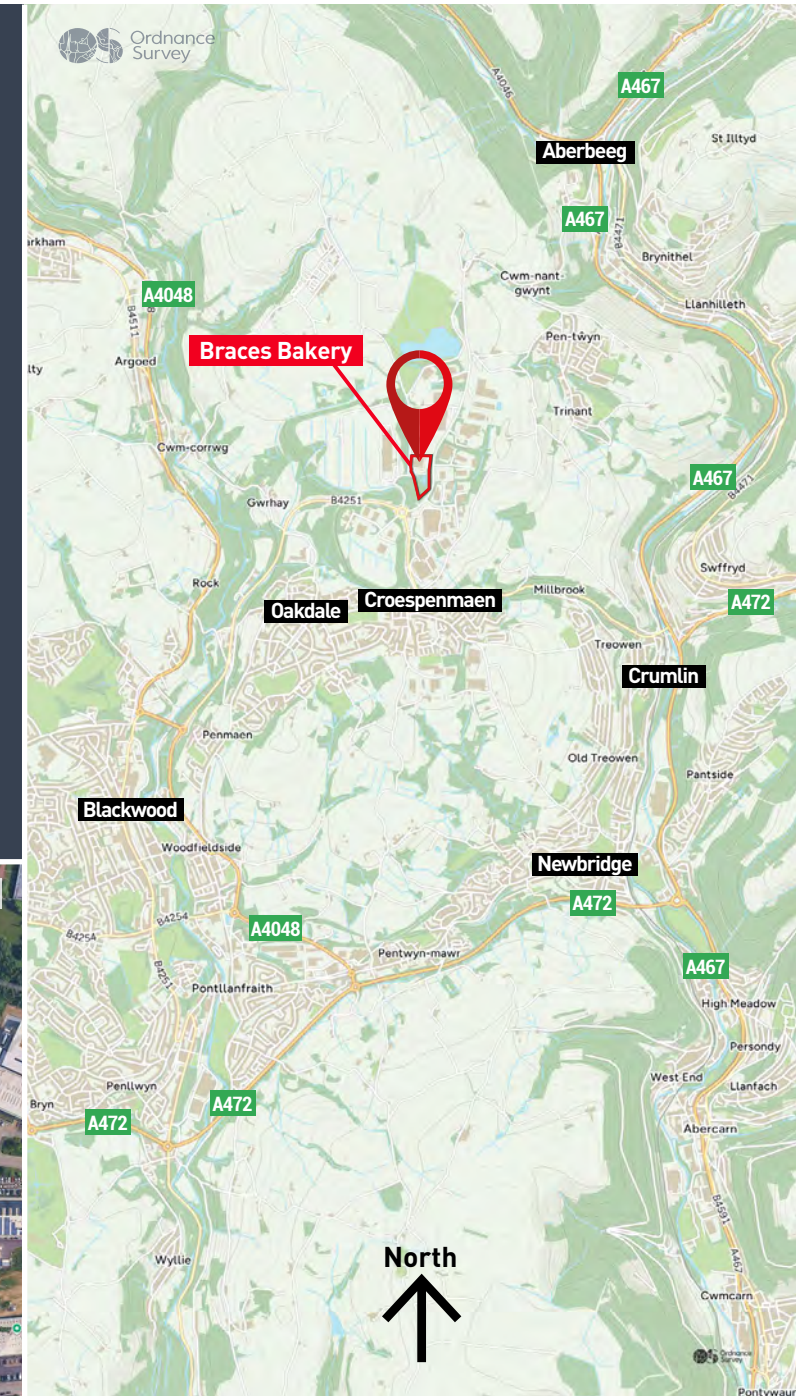
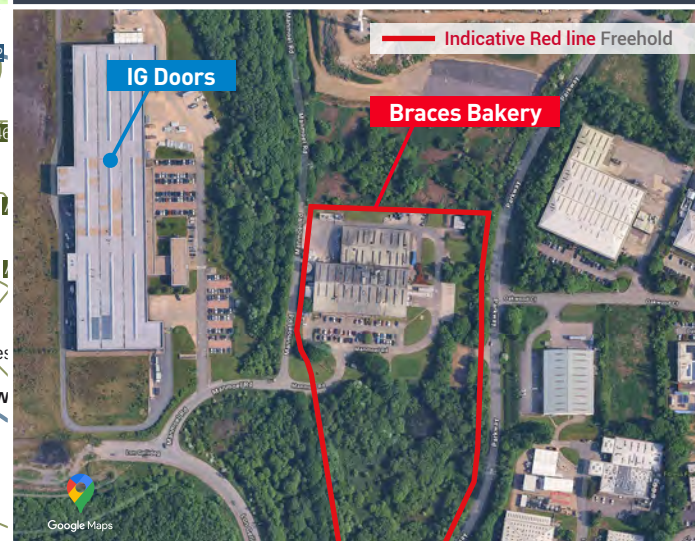


Location & Situation

The property is situated in the town of Crumlin, in the County Borough of Caerphilly, South Wales. The town has excellent transport links along the A467; being only 15 miles from the heads of the Valleys Road North and 13 miles from the M4 South. The property is situated less than 15 miles from the city of Newport and surrounded by other industrial towns including Pontypool (5 miles East), Risca (5 miles South) and Ebbw Vale (8 miles north).

The property is located in an established industrial estate with a prominent roadside position at the end of Manmoel Road. The industrial estate is an attractive commercial location within the area, with other occupiers including IG Doors, Sterilin Limited, ANR Pro-bake and Abingdon Flooring.

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Description

The property comprises a modern, well specified industrial unit of steel portal frame construction with brick and clad elevations beneath a pitched roof incorporating translucent roof panels. The warehouse provides a minimum eaves height of approximately 6m and benefits from a ventilation system and durable thermoplastic flooring.

The accommodation is well configured to support production and engineering operations, with dedicated loading to the east via four dock levellers and a roller shutter access door to the north-west. The property is configured to a main original warehouse with an extension to the rear used as a production area at a later date. Quality single-storey offices are positioned to the front of the building, offering a central reception, private offices and staff welfare facilities. The office structure is designed to accommodate a future first-floor extension, subject to requirements.

Externally, the secure, self-contained site is fully fenced and gated, incorporating a gatehouse, extensive on-site parking, generous yard areas, dedicated lorry parking and hardstanding circulation space.





Accommodation

We have been provided with measurements which we understand is in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Building/Description	Sq Metres	Sq Feet
Warehouse	4521	48,664.7
Office & Ancillary	697	7,498
Total Gross Internal Area:	5218	56,162.7

EPC

EPC rated **B(47)**.

Business Rates

We have made enquiries and note the property is listed in the 2023 rating list and is listed as follows:

Braces Bakery, Manmoel Road, Manmoel, Blackwood, NP12 3EF

Factory and premises: **£191,000**

Please note that from 1st April 2026 the rateable value will increase to £219,000. We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

Tenure

The property is held over two titles. Title **WA673182** is held on a **999 year lease** from **1st April 2004** at a **peppercorn rent**. The rest of the property is held **Freehold** under title **WA878443**. The property will be sold with **vacant possession**.

Viewing and Further Information

Viewing strictly by prior appointment.

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VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate

Proposal

Asking price of £2,800,000

(Two million, eight hundred thousand pounds).

To Let - Available on Request