

# FLEXSPACE CAERPHILLY

## Western Industrial Estate

SAT NAV: CF83 1BE

**FLEX  
SPACE**  
BUSINESS UNITS  
ON FLEXIBLE TERMS



### Workshop, Office & Studio



Workshop



Offices



Studio

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

### Facilities



Powered Shutters



Furnished



Visitor Parking



Shower



Plug and Play



Bike Parking

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Caerphilly  
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FLEXIBLE  
ADAPTABLE • CONVENIENT

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## Overview

Flexspace Caerphilly is a modern business centre providing a range of furnished offices, workshops and studios that are available on flexible terms.

The centre is fully telecoms & IT enabled and provides ample free car parking, cycle racks, shower facilities and CCTV security.

The offices range from 185 to 760 ft<sup>2</sup> (17 to 71 m<sup>2</sup>) and each has its own services with lighting, heating and carpets.

The workshops range from 755 to 4,068 ft<sup>2</sup> (70 to 378 m<sup>2</sup>) and benefit from powered roller shutter doors, 3-phase electricity, lighting and WC facilities.

For local amenities, in the immediate area you'll find a Tesco Express and Lidl together with a selection of pubs and takeaways. Caerphilly town centre is a 5 minute drive away where you'll find a wide range of shops, restaurants, cafes and bars.



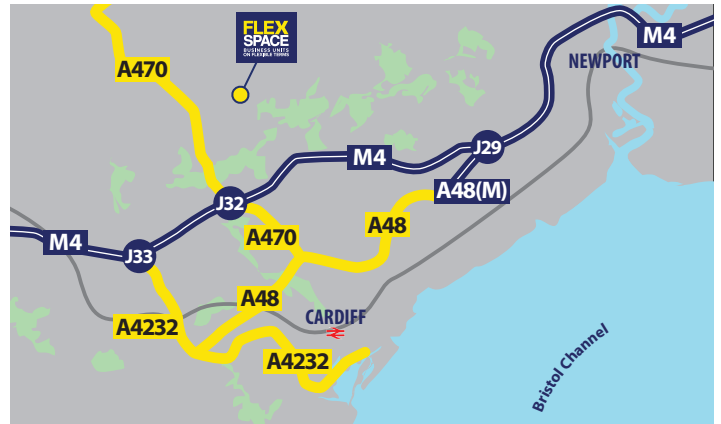
### BY RAIL

Caerphilly Station is less than a quarter of a mile away.



### BY AIR

Cardiff Airport is approximately 13 miles away.



For further enquiries please contact:

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