



## TO LET

**GROUND FLOOR, 3A CAERPHILLY BUSINESS PARK  
CAERPHILLY  
CF83 3GS**

- Ground floor of a two storey detached office on established Business Park
- Recently refurbished to a high standard
- Lettings from 825 sq ft (76.6 sq m) to 2,686 sq ft (249.65 sq m)
- Excellent transport links and close to Caerphilly town centre
- Generous onsite car parking
- EPC Band: C (52)

**RENT – £26,860 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The Caerphilly Business Park is located on the south eastern edge of the town centre in a mixed commercial and residential area. Unit 3A occupies a prominent position within Caerphilly Business Park, which is the closest business park to Cardiff and is an expanding and vibrant business location situated approximately 1 mile to the east of Caerphilly town centre.

The Park has established itself as a high quality office and call centre location with good access to Junctions 28 and 30 of the M4 via the A468 and A470 and is within short walking distance of the town centre railway/bus stations and shopping facilities.

Caerphilly is located approximately 8 miles to the north of Cardiff city centre and enjoys convenient access to the A470 dual carriageway and M4 motorway.

## DESCRIPTION

The newly refurbished property comprises a two storey detached office building with a generous car parking ratio.

The accommodation comprises a ground floor currently configured to provide a reception, WC's and two office suites. The specification includes: -

- Recessed lighting
- Suspended ceilings
- Double glazed windows
- Fully carpeted
- DDA Compliance

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Suite 3 -	1,861 sq ft (172.9 sq m)
Suite 4 -	825 sq ft (76.6 sq m)

**Total Net Internal Area 2,686 sq ft (249.6 sq m)**

## SERVICES

We understand that the property benefits from mains water, drainage, gas and electric.

However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The office suites are available to let by way of a new full repairing and insuring lease on terms to be agreed.

## RENT

£26,860 per annum exclusive.

## SERVICE CHARGE

There is a service charge levy for upkeep and maintenance of the external areas and common parts.

## BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

### Suite 3

Rateable Value: £22,000  
Uniform Business Rate 2023/24: 53.5  
Gross Rates Payable: £11,770.00

### Suite 4

Rateable Value: £11,250  
Uniform Business Rate 2023/24: 53.5  
Gross Rates Payable: £6,018.75

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## VAT

We understand that VAT is payable.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
Market Street  
Caerphilly  
CF83 1NX

Tel: 02920 867711

Joshua Isaac – [joshua.isaac@brinsons.co.uk](mailto:joshua.isaac@brinsons.co.uk)

Trevor Isaac – [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

**SUBJECT TO CONTRACT AND AVAILABILITY  
2286/AUG23**





**IMPORTANT NOTICE**

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



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**ESTABLISHED 1900**

