

# Britannia Lodge

## Small Offices Immediately Available

Caerphilly Business Park, CF83 3GG

Various Suites 130 sqft to 750 sqft

**TO LET**  
**COMPETITIVE RATES**

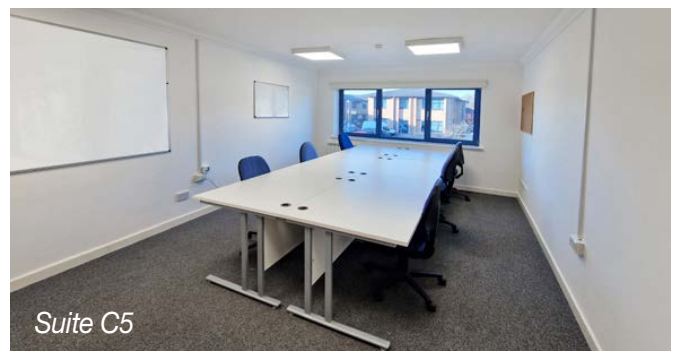


- ✔ Newly Refurbished Common Parts
- ✔ Access to Meeting Rooms
- ✔ Access to Calon Coffee Shop and Cafe
- ✔ Ultrafast Fibre Connectivity
- ✔ Generous Parking
- ✔ Competitive Rates

Suite C12



Calon Coffee Shop



Suite C5

# Newly Refurbished Common Parts

*Solar Panels, to help keep running costs down*



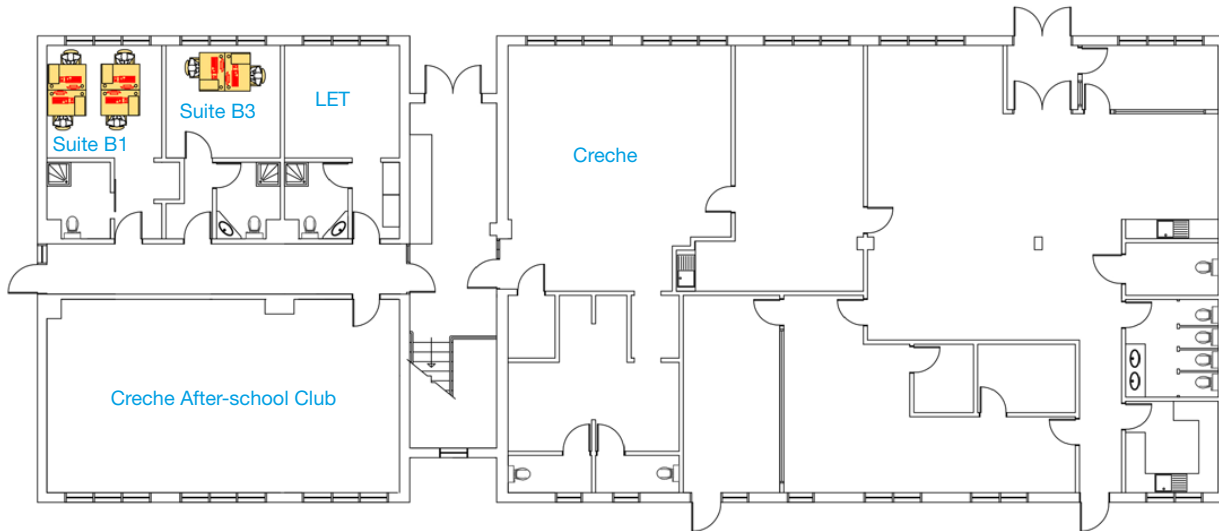
*Lodge Lobby*



*Lodge Corridor*

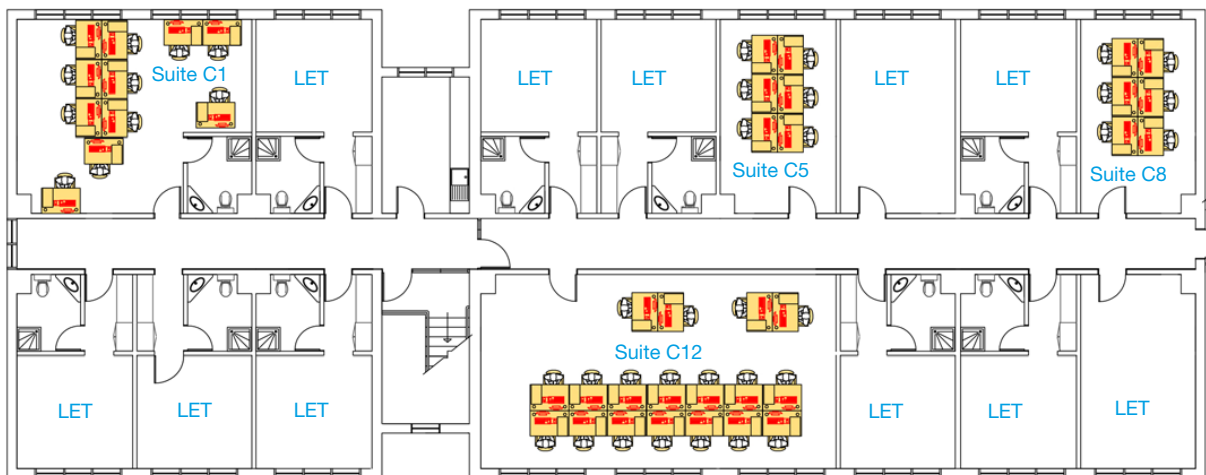
# Floor Plans

## Ground Floor



**B1 (4 Desks)**  
**B3 (3 Desks)**  
**Immediately Available**

## First Floor



**C1 (11 Desks)**  
**C5 (6 Desks)**  
**C8 (6 Desks)**  
**C12 (18+ Desks)**  
**Immediately Available**





### Britannia Lodge Surrounding Area

- ✔ Short walk to Caerphilly stations
- ✔ 3 motorway junctions with 10 miles/15 minutes
- ✔ 750,000 people within 30 minute drive-time
- ✔ Strategic location between Cardiff, Newport and the Valleys



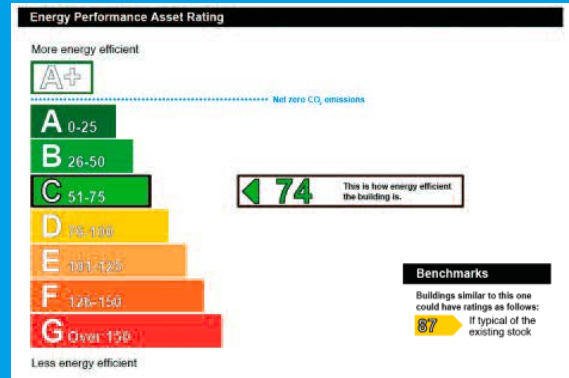
## Connectivity

Britannia Lodge has Ultrafast Connectivity with Fibre to the Premises (FTTP) already installed for those wishing to avoid Contention Issues, so a lease line is easily/quickly available – details and costs on request.

Lengthy delays of a new leased line are avoided with the service in place so large 'shared access' is readily available at competitive rates. The existing service has scope to cope with 1GB(Gig).

If a more standard connection is preferred, the adjacent BT cabinet has been recently upgraded to provide Superfast Broadband with Fibre Connectivity present (Fibre to the Cabinet/FTTC).

## EPC



For further information, plans, images etc - please contact our agents.  
Terms on application. Available as a whole or in part.



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