

TO LET
COMPETITIVE RENTS

Cambria House

Offices To Let - Refurbishment Underway

Caerphilly Business Park, CF83 3ED

Entire Floor of 3,510 sqft (326 sq.m)
or suites from 1,645 sqft (153 sq.m.)

Ground Floor Now LET



- ✔ Prominent Location Adjacent to Main Business Park Entrance
- ✔ Office Refurbishment Underway
- ✔ Short Walk to Caerphilly Station
- ✔ Access to Welsh ICE Meeting Rooms & Britannia Day Nursery
- ✔ Ground Floor Newly Let
- ✔ 43 Car Parking Spaces (1 space per 160 sqft)
- ✔ Use of Calon Coffee Shop & Restaurant
- ✔ Ultrafast Broadband Connectivity with Fibre Present





Cambria House is laid out to provide maximum flexibility;

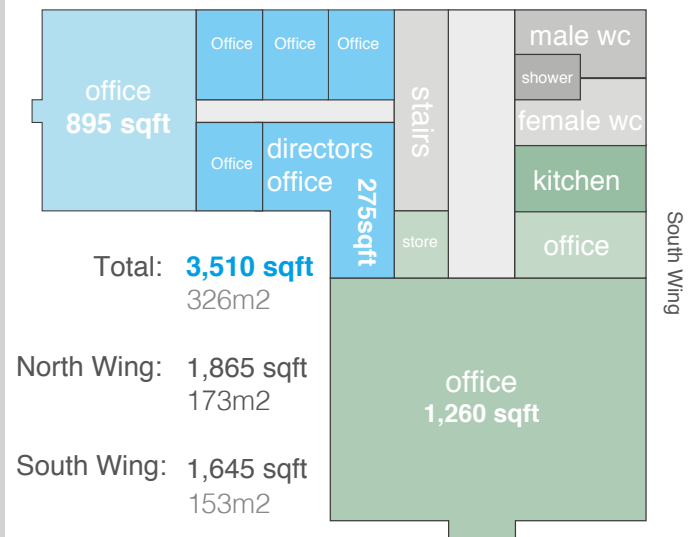
- Suited to between 1 & 4 tenants
- Separate entrances to each floor
- Refurbishment underway
- Current layout can be adapted
- Current specification can be upgraded

Ground Floor



First Floor

North Wing



Connectivity

Cambria House has exceptional scope with Fibre to the Premises (FTTP) already installed for those wishing to avoid Contention Issues, so a lease line is easily/quickly available (survey needed to reconnect).

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).

Parking

- Cambria House has an exceptional parking ratio (1:160sqft)
- 43 Spaces are available

Specification

- Redecorated offices
- Double glazed openable windows
- Central heating (2 Boilers, 1 per floor)
- New carpeting throughout



Cambria House Surrounding Area

- 8 miles to Cardiff City Centre
- Cardiff Postcode and Phone number
- Reduced congestion as outside Cardiff
- 3 motorway junctions within easy driving distance
- 8 trains an hour to/from Cardiff Central
- 15 minutes by train to Cardiff Queen Street
- Caerphilly Train & Bus Station within 10 minute walk

“ We relocated to Caerphilly Business Park in 2011 and have been suitably impressed with the standard of offices and other facilities WCR Property have provided. The newly refurbished coffee shop and restaurant have been a great new addition.”
Gruff Dodd,
Inprova Energy Director

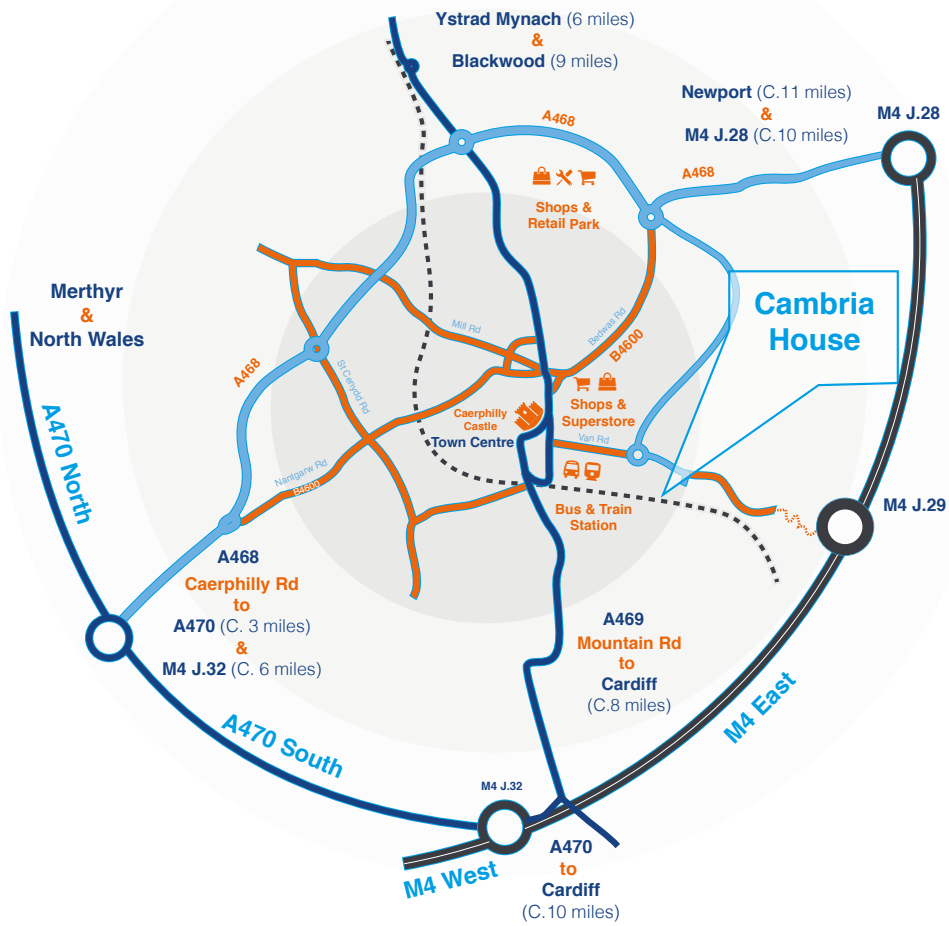


Terms

The accommodation is available either by way of a new lease on terms to be agreed, directly from the landlord, or by way of a freehold sale.

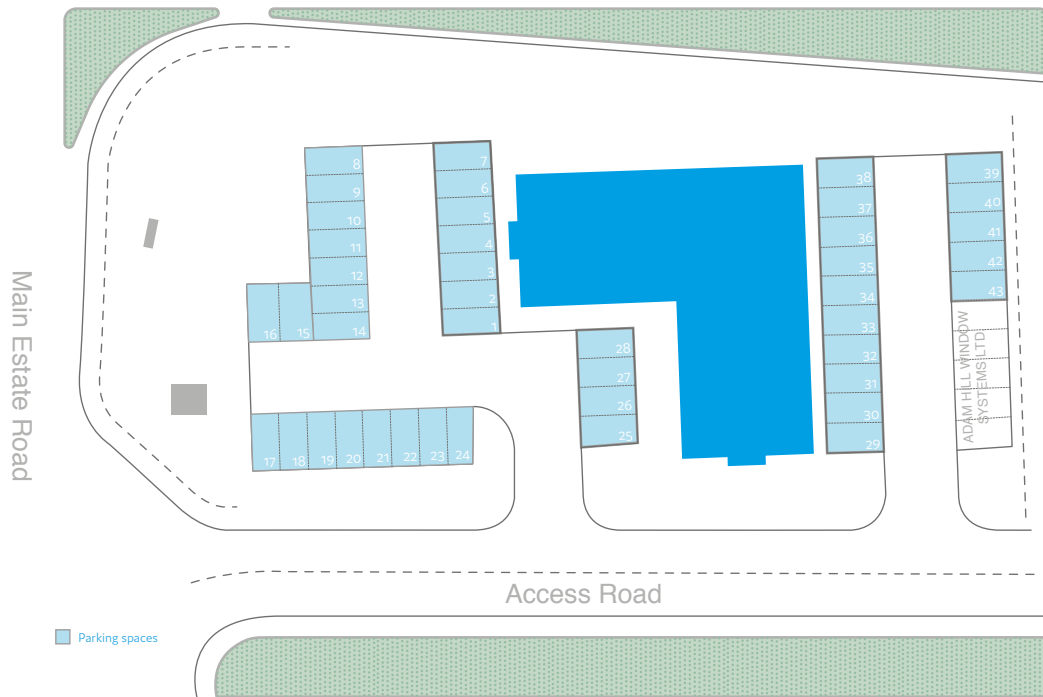
Legal costs

Each party is to bear their own legal and surveyors costs incurred in any transaction.



Main Entrance

Van Road



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



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