

**TO LET**  
COMPETITIVE RATES

# Brydon House

## Prominent Ground Floor Offices

**Refurbished Offices, adjacent to the main business park entrance**

**Caerphilly Business Park, CF83 3ED**

1,250 sqft (116 sq.m.)



- ✔ Prominent Refurbished Offices
- ✔ Short walk to Caerphilly Station
- ✔ Access to Welsh ICE Meeting Rooms & Britannia Day Nursery
- ✔ Exceptional Parking 10 spaces (c.1 space per 125 sq ft)
- ✔ Use of Calon Coffee Shop & Restaurant
- ✔ Ultrafast Broadband Connectivity with Fibre present



Board Room Welsh ICE



Calon Cafe nearby



**Brydon House**  
provides maximum  
flexibility:

- Suited to 1 or 2 tenants
- Leases or licences (to save legal fees)
- Short or long term occupancy

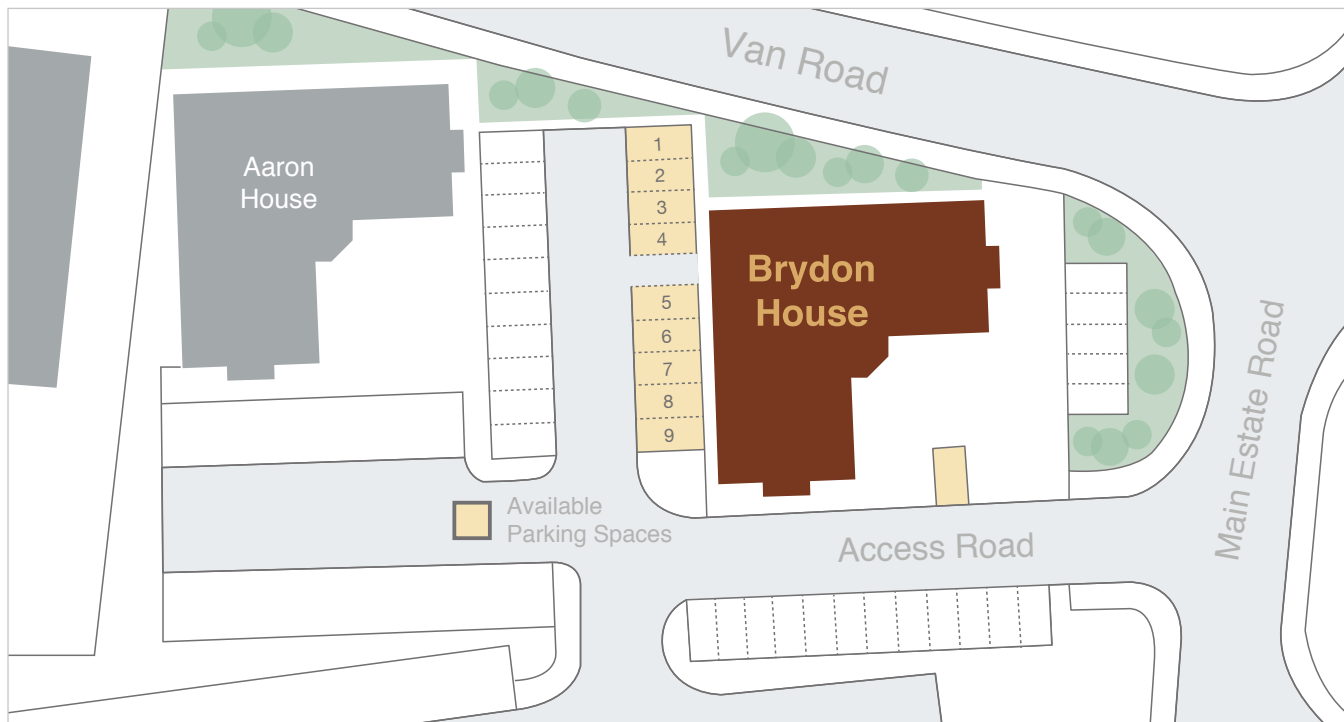


## Specification

- Redecorated offices
- Double glazed openable windows
- Central heating
- New carpeting throughout



Ground Floor West Wing



Ground Floor Entrance



Ground Floor West Wing

## Parking

- Brydon House has an exceptional parking ratio (close on 1 space per 200 sq ft)
- 19 Spaces available, to be allocated on a pro-rata basis

## Floor Areas

• Ground Floor West Wing:	1,250 sq ft
• Ground Floor East Wing:	LET
• First Floor:	LET

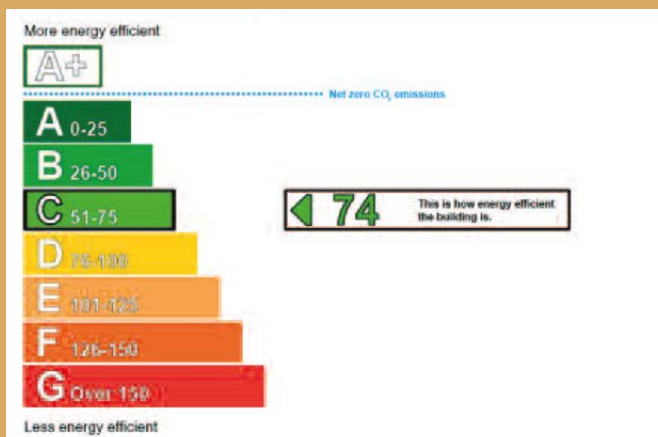


## Brydon House Surrounding Area

- 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



## Energy Performance rating



## Connectivity

Superfast Broadband with Fibre Connectivity present. (Fibre to the Cabinet). Fibre to the Premises (FTTP) already installed (Contention issues avoided)

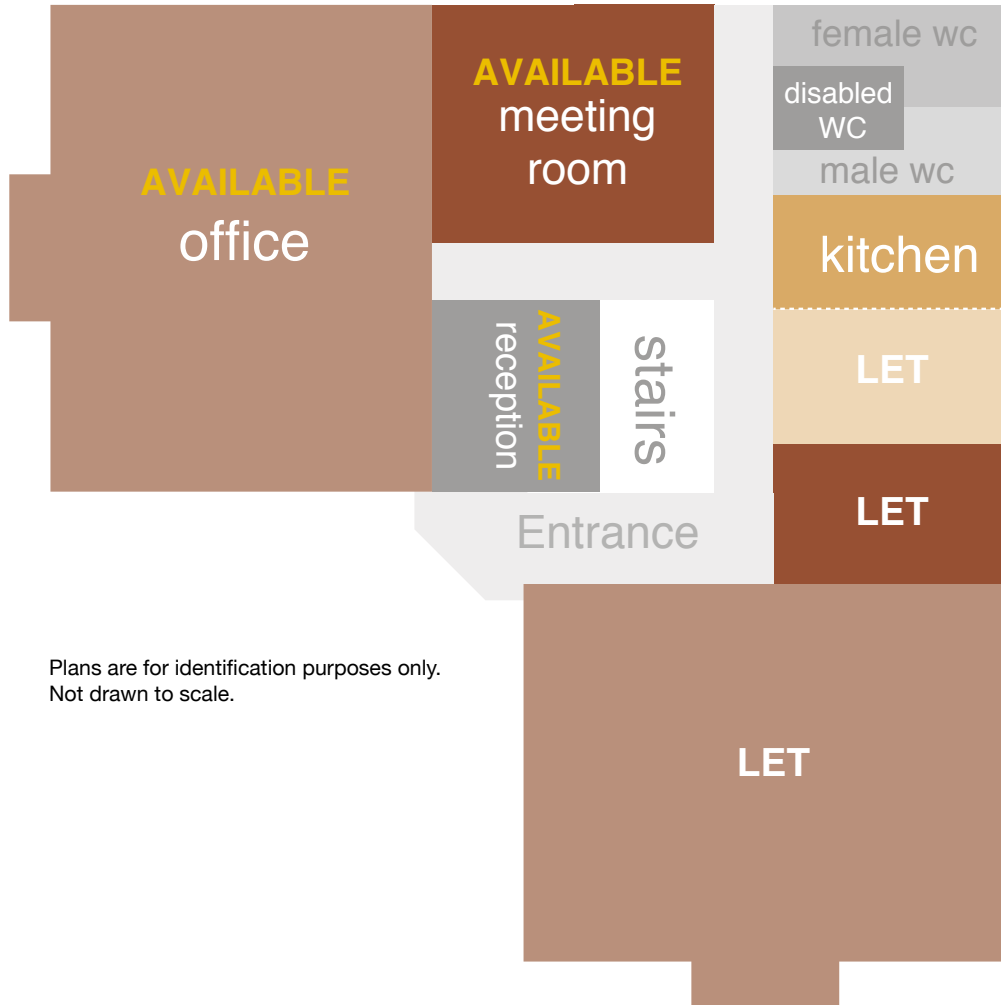
## Terms

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

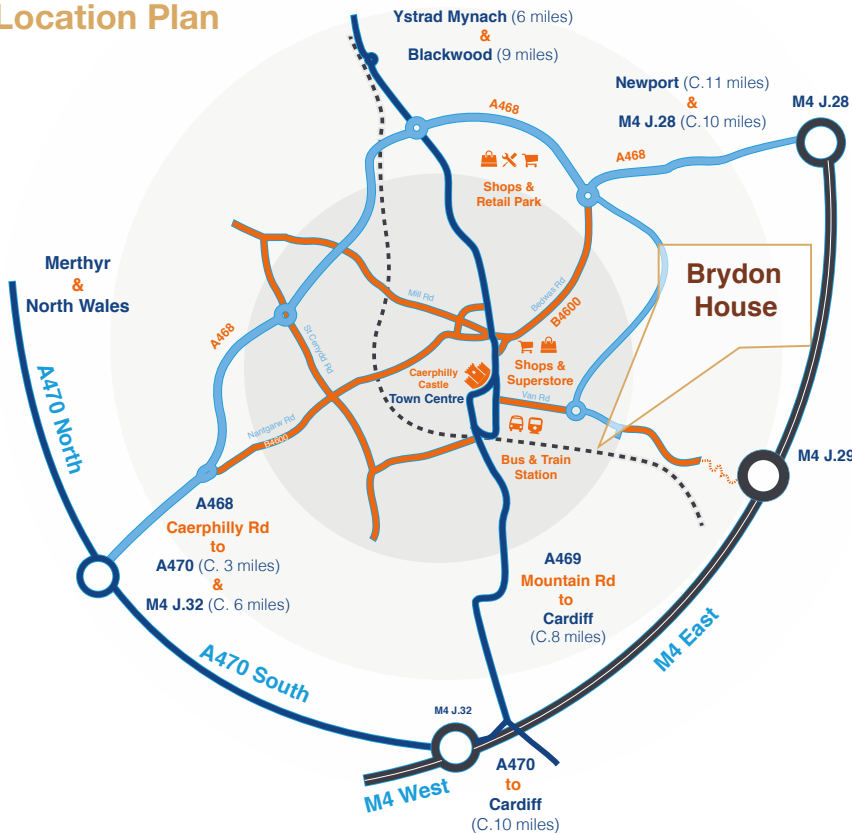
Each party is to bear their own legal and surveyors costs incurred in any transaction.

## Floor Plan



Plans are for identification purposes only.  
Not drawn to scale.

## Location Plan



### Further Information

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



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