



## OFFICE TO LET – FLEXIBLE IN & OUT TERMS

UNIT 2C, GROUND FLOOR OFFICE SUITE  
DE CLARE HOUSE  
CAERPHILLY  
CF83 3HU

- Office suite of 285 sq ft (26.5 sq m) available
- Small business rates relief available
- Flexible lease terms with 1 months notice and incentives available
- Within close proximity to Caerphilly town centre - 1 mile away
- Ample on-site car parking available

**RENTS FROM £75 PER WEEK EXCLUSIVE**

BRINSONS COMMERCIAL

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

## LOCATION

De Clare House is strategically located at the entrance to Pontygwindy Industrial Estate just off Pontygwindy Road, one of the main routes into Caerphilly town centre.

The estate is situated less than a third of a mile from the A468 ring road and less than ½ a mile from the A469 dual carriageway. The A468 in turn gives access to the A470 Cardiff to Merthyr Tydfil dual carriageway approximately three miles to the south east which links to the M4 motorway at Junction 32.

## DESCRIPTION

De Clare House provides refurbished modern self-contained and serviced office accommodation.

The subject suites benefit from perimeter trunking, suspended ceilings with recessed lighting and carpet flooring. Heating is provided by way of electric wall mounted heaters. Furthermore there is a communal kitchen, waiting area and communal male / female WC facilities. Each suite benefits from a lockable door and 24/7 hour access is available. Electricity is separately metered and payable in addition to rent.

One designated car parking space will be granted with each suite and further spaces can be agreed for an additional fee.

## ACCOMMODATION

From measurements taken onsite we have calculated the following approximate Net Internal Floor Areas (NIA):

Suite	Sq Ft	Sq M
Ground Floor Suite A <b>LET</b>	368	34.20
Ground Floor Suite B <b>LET</b>	290	27.02
Ground Floor Suite C	285	26.5

## SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is levied for the upkeep and maintenance of the common areas. Further information is available upon request.

## TERMS

The office suites are available to on a flexible licence basis with one months notice

## RENT

Suite	Rent per week
Ground Floor Suite A <b>LET</b>	£90 exclusive
Ground Floor Suite B <b>LET</b>	£75 exclusive
Ground Floor Suite C	£75 exclusive

## VAT

We understand that VAT is payable on all costs.

## SERVICES

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

## SMALL BUSINESS RELIEF BUSINESS RATES

Tenants may qualify for an element of small business rates relief and prospective Tenant's should make their own enquiries in this regard direct with Caerphilly Council to confirm details

## ENERGY PERFORMANCE CERTIFICATES

The full certificates and recommendation reports can be provided on request.

## ARRANGE A VIEWING

Strictly by appointment only with the Sole Agents:

Brinsons Chartered Surveyors  
Eastgate  
Market Street  
Caerphilly  
CF83 1NX

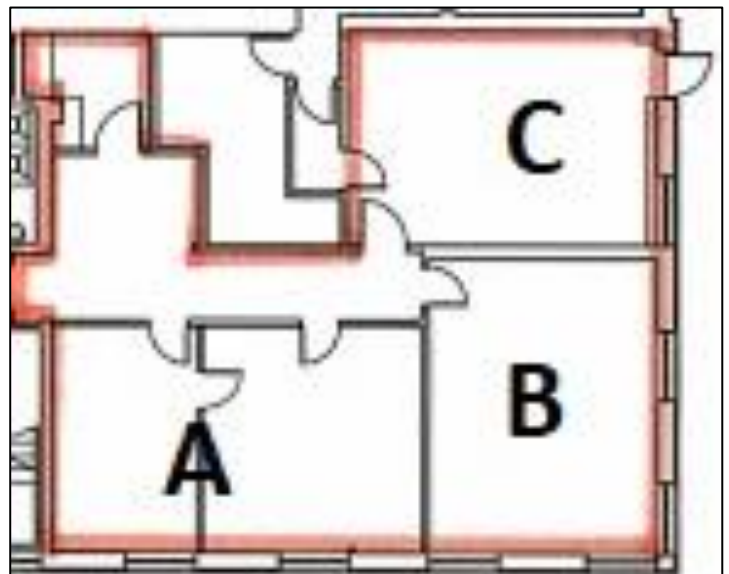
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## SUBJECT TO CONTRACT AND AVAILABILITY

JAN23/2304



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## GROUND FLOOR OFFICE SUITES



### 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.

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**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



**ESTABLISHED 1900**

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