



OFFICE/RETAIL SUITE TO LET- **FLEXIBLE LEASE TERMS**

**DOWLAIS SUITE 1A
ST MARGARETS PARK
ABERBARGOED, CF81 9FW**

- Office/retail suite circa 1,050 sq ft (97.5 sq m)
- Small business rates relief available
- Flexible lease terms available
- Ample on-site car parking available
- EPC Band: B (48)

£6,300 PER ANNUM PLUS VAT / £525 PER MONTH PLUS VAT

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

St Margarets Park is prominently located fronting the popular Bowen Industrial Estate in Aberbargoed.

Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049.

DESCRIPTION

St Margaret's Park consists of a redeveloped industrial building which provides for workshop / light industrial units and office accommodation.

The subject office suites are inclusive of service charge and benefit from suspended ceiling with LED lighting, perimeter trunking and carpeting.

ACCOMMODATION

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

Total NIA - 1,050 Sqft (97.5 sq m)

TERMS

The office/retail suite is available to let on flexible lease terms.

RENT

£6,300 per annum plus VAT / £525 per month plus VAT

SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is payable at £1,050 per annum.

RENT DEPOSIT

£1,850 plus VAT rent deposit is applicable.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is payable on all costs.

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.

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.

Payment of electricity will be up to the tenant direct and is

invoiced directly by the Landlord quarterly in arrears.

Heating is not provided.

BUSINESS RATES

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

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
Trevor Isaac - trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY OF.342/FEB24



sale with the property. We have been unable to confirm an expert report where appropriate.
guide only and do not constitute any part of a contract property and no prospective purchaser should rely on

IMPORTANT NOTICE

All measurements are approximate and for illustration only. Measurements are not intended to be used for legal purposes. Brinsons Ltd is not responsible for any inaccuracies in the information provided and should not be incorporated into a contract. (i) any statement as being either a representation or

Internal Images

Brinsons is the trading name of Brinsons

BRINSONS CHARTERED

'Eastgate' Market Street
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ESTABLISHED 1900



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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