



## OFFICE/LEISURE SUITE TO LET - FLEXIBLE LEASE TERMS

BRITANNIA SUITE 3A  
ST MARGARETS PARK  
ABERBARGOED, CF81 9FW

- Office suite circa 850 sq ft (78.97 sq m)
- Small business rates relief available
- Flexible lease terms available
- Ample on site car-parking available
- EPC band: B (48)

**£5,160 PER ANNUM PLUS VAT / £430 PER MONTH PLUS VAT**

BRINSONS COMMERCIAL

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto: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 – 850 Sqft (78.97 sq m)

## TERMS

The suite is available to let on flexible lease terms to be agreed.

## RENT

£5,160 per annum plus VAT / £430 per month plus VAT

## SERVICE CHARGE/ BUILDING INSURANCE

A service charge is payable at £840 per annum.

## RENT DEPOSIT

£1,500 plus VAT

## 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 / SMALL BUSINESS RELIEF

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](mailto:joshua.isaac@brinsons.co.uk)

Trevor Isaac - [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

## SUBJECT TO CONTRACT AND AVAILABILITY

OF.342/FEB24



### 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**



ESTABLISHED 1900

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711

E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

Residential  
Agricultural  
Commercial

## Internal Images



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