



UNIT TO LET

**UNIT 10
ST MARGARETS PARK
ABERBARGOED
CF81 9FW**

- Industrial / workshop unit
- Trade counter showroom with offices, kitchen and WC facilities
- Potential for training centre
- Prominently located business park
- Total Gross Internal Area circa 3,000 sq ft (278.7 sq m)

RENT – £15,000 PER ANNUM EXCLUSIVE

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 Margarets Park consists of a multi-let industrial building which provides for workshop / light industrial units and office accommodation.

Vehicular access to the industrial / workshop unit is provided via a roller shutter door. There is also a pedestrian PVCu door providing access to the reception area / trade counter. Internally there are offices, a showroom, kitchen and WC facilities.

ACCOMMODATION

From measurements taken onsite we have calculated the following approximate floor areas:-

Warehouse	1,632 sq ft (151.7 sq m)
Reception / Trade Counter	284 sq ft (26.4 sq m)
Office 1	100 sq ft (9.3 sq m)
Office 2	100 sq ft (9.3 sq m)
Office 3	214 sq ft (19.9 sq m)
Kitchen	119 sq ft (11.1 sq m)
Stores / Ancillary	303 sq ft (28.1 sq m)
Wc Facilities	Unmeasured

Total Gross Internal Area 3,000 sq ft (278.7 sq m)

ENERGY PERFORMANCE CERTIFICATE

D (97)

TERMS

The unit is available to let on a flexible licence agreement. Tenancy agreements can be terminated on the giving of 6 months prior written notice.

RENT

Rent – £15,000 per annum plus VAT
Service Charge & Insurance - £3,000 plus VAT
Deposit – £4,500 plus VAT

VAT

We have been informed that VAT is payable.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £10,250

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

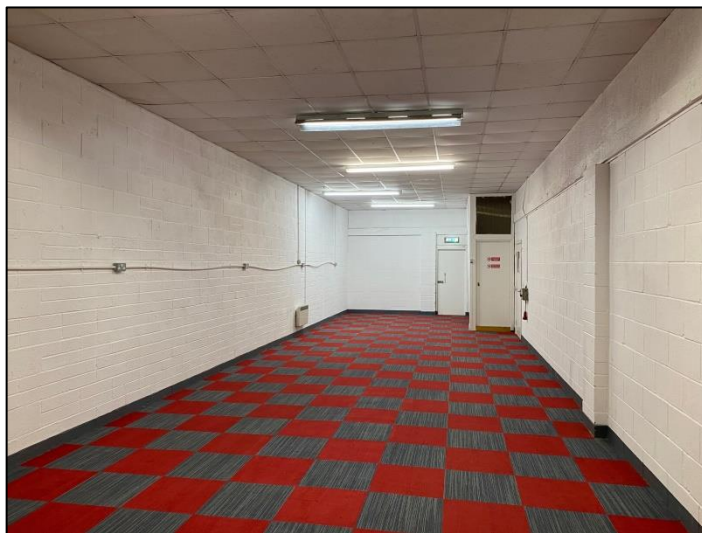
Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

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

SUBJECT TO CONTRACT AND AVAILABILITY

J1/TI/1181/APR24



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
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