



TO LET

**UNIT 7, DE CLARE COURT
SIR ALFRED OWEN WAY
CAERPHILLY
CF83 3HU**

- High quality courtyard office development
- Detached two storey office block comprising 13,000 sq ft of modern office accommodation.
- On site car parking
- Rental incentives available
- Immediately Available

RENT FROM £8.50 PER SQ FT PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

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

LOCATION

De Clare Business Park is situated in a prominent position on Pontygwindy Road (A469), approximately 1 mile north of Caerphilly town centre.

The development is situated close to the A468 Caerphilly Ring Road, which links in to the A470, providing dual carriageway access to J32 of the M4 motorway and Cardiff City Centre, and also to the A469, which provides access to the Gwent Valleys.

DESCRIPTION

De Clare Business Park comprises 7 self contained 2 and 3 storey individually designed office buildings, providing high quality modern office accommodation. The development is set around a central courtyard, which accommodates dedicated car parking areas, together with attractive landscaping.

SPECIFICATION

The specification of each building includes:

- Ground floor reception area.
- Recessed LG3 - 2001 VDU compatible lighting.
- Suspended ceilings.
- Double glazed windows.
- Male, female and disabled WCs.
- Passenger lift.
- Comfort Cooling and Heating
- Fully carpeted.

AVAILABILITY

Ground Floor 6,500 sq ft (604 sq m)
 First Floor 6,500 sq ft (604 sq m)

Total NIA 13,000 sq ft (1,208 sq m)

SERVICES

We understand that mains electric, water and drainage are connected to the site. However, 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.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£8.50 per sq ft per annum exclusive.

SERVICE CHARGE

A service charge will be levied to cover the landlords costs of running and maintaining communal areas within the estate and within buildings where applicable.

BUSINESS RATES

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

Rateable Value: £52,000

Uniform Business Rate 2023/24: 53.5

Gross Rates Payable: £27,820

EPC

EPC Band: C (53)

VAT

All figures quoted are exclusive of Value Added Tax (VAT). We have been advised that VAT is payable.

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.

ARRANGE A VIEWING

To arrange an inspection or for any further information please contact agents below:

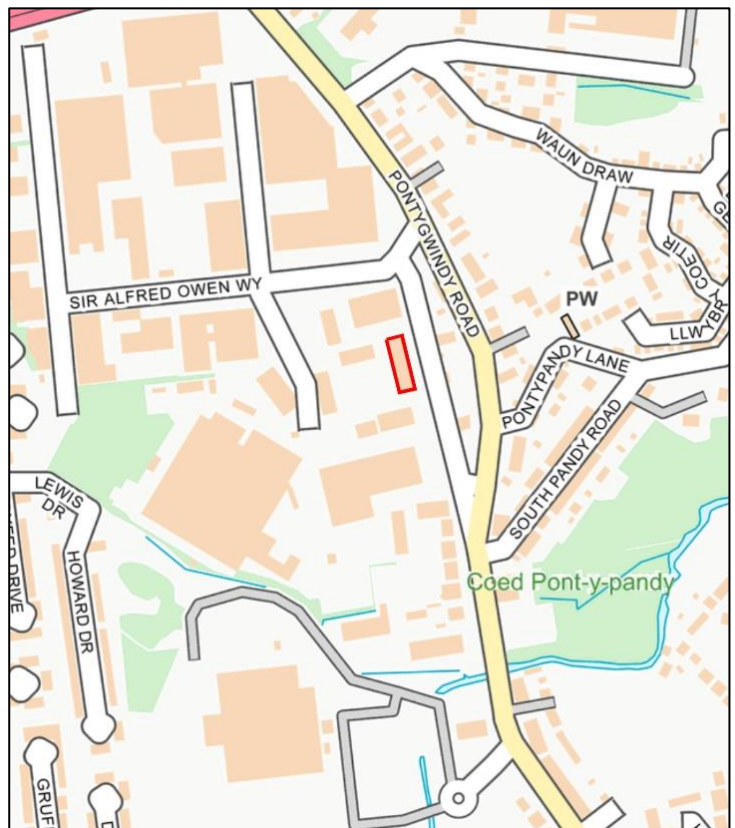
Brinsons Tel: 02920 867711

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

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

SUBJECT TO CONTRACT AND AVAILABILITY

J1/TI/CJ/2461/MAY24



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



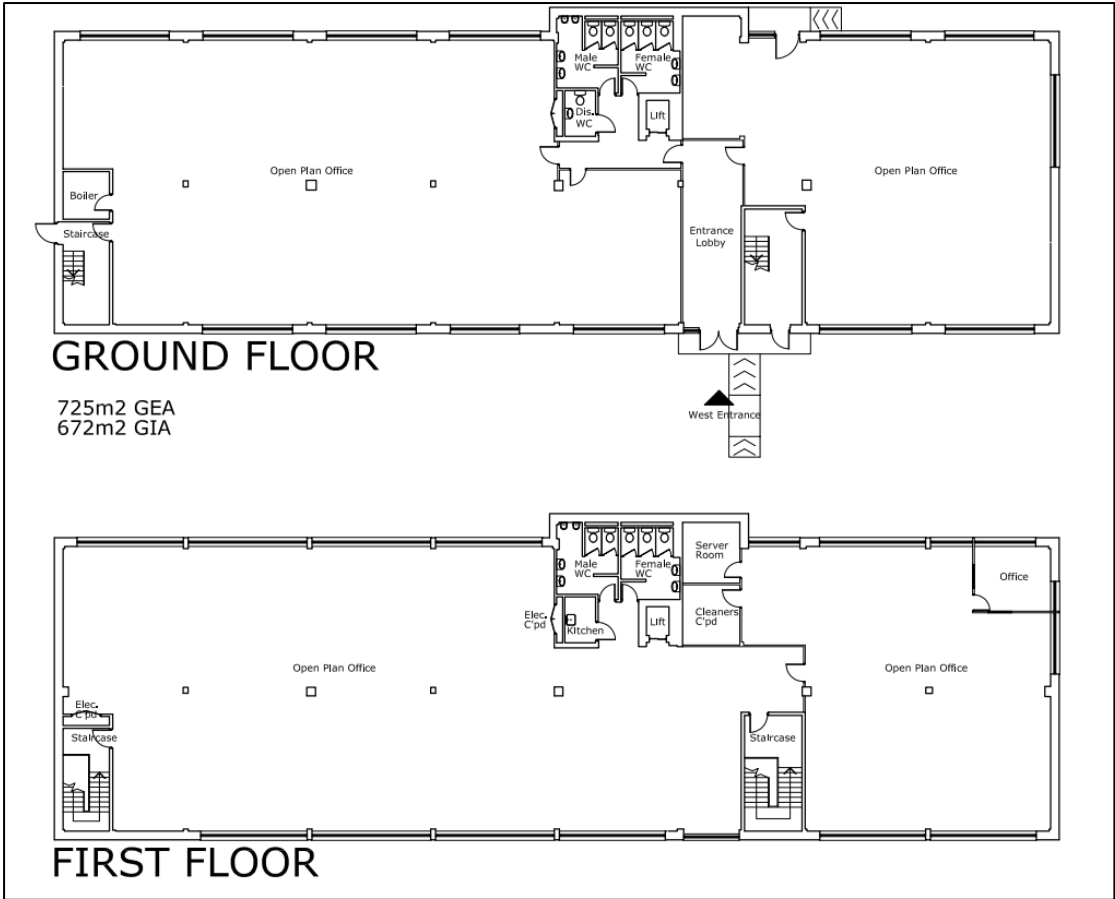
ESTABLISHED 1900

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Residential
 Agricultural
 Commercial



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