



SECOND FLOOR OFFICE TO LET

SECOND FLOOR OFFICES
Y BORTH
CAERPHILLY
CF83 2AX

- Total Net Internal Floor area circa 5,201 sq ft (483.2 sq m)
- Second floor modern offices with Kitchen and WC facilities
- Benefits to include air conditioning and ample onsite parking
- Available immediately
- EPC Band: B (44)

RENT – £70,213.50 PER ANNUM EXCLUSIVE OF VAT

BRINSONS COMMERCIAL

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

LOCATION

The property is located on the Western fringe of Caerphilly town and accessed via Nantgarw Road (B4600), which leads to Beddau Way. This offers excellent road links to the A470 which connects to the M4 Motorway at Junction 32, only 4 miles from the subject property within a journey time of approx. 10 minutes. Central Cardiff can be reached within a further 15 minutes from Junction 32. Caerphilly train station is approx. 1.5 miles away in the town centre as well as Aber train station which is under 1 mile away. A local bus stop servicing Castle View Shopping Centre is positioned a few minutes walk from Y Borth on Nantgarw Road.

Adjacent occupiers currently include United Welsh Housing Association, Travelodge, Lidl, DS Smith, Integral Geotechnique, The Nantgarw Road Medical Centre and Nelsons Pharmacy.

DESCRIPTION

The property is a second floor suite (southern wing) within a modern three storey high quality office building.

The accommodation is mostly open plan incorporating a server room, storage rooms and two glass partitioned meeting rooms. Occupiers within the building include United Welsh and Celtic Horizons.

There are 25 car parking spaces available.

ACCOMMODATION

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

Second floor Area: 5,201 Sq ft (483.2 Sq m)

SPECIFICATION

- Fully accessible raised floors
- Suspended ceiling
- Air conditioning
- Onsite parking
- Recessed lighting
- Kitchen with breakout area
- WC facilities

TERMS

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

RENT

£70,213.50 per annum (£13.50 per sq ft) exclusive of VAT.

SERVICES

We are advised that all mains services are connected to the premise. We confirm that we have not tested any of the service installations and any occupiers must satisfy themselves independently as to the state and condition of such items.

SERVICE CHARGE

The service charge currently runs at approx. £3.50 per sq ft per annum.

PLANNING

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to Caerphilly County Borough Council Planning Department.

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.

BUSINESS RATES

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

Rateable Value: £55,000

Uniform Business Rate 2024/25: 56.2

Gross Rates Payable: £30,910

We advise all interested parties should make their own enquiries with the Valuation Office Agency and Local Authority in this regard.

ENERGY PERFORMANCE CERTIFICATE

The EPC rating is B (44) and the full certificate can be provided upon request.

LEGAL COSTS

Each party is to bear their own legal costs.

ARRANGE A VIEWING

Strictly by appointment with joint agents:

Brinsons
Eastgate
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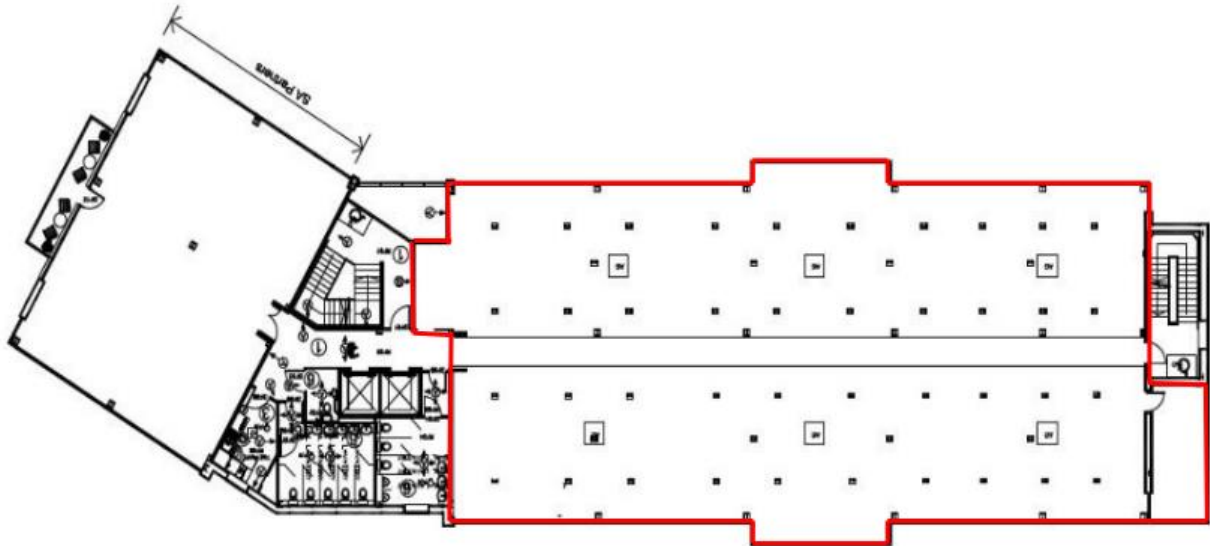
Tel: 02920 381996

Alex Kaine- akraine@alderking.com

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SUBJECT TO CONTRACT & AVAILABILITY

OCT22/2488



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



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