



Crown Buildings

Claude Road, Caerffili, CF83 1WT

To Let: Office in Caerphilly Town Centre with Extensive Parking

1,931 to 21,436 sq ft
(179.40 to 1,991.47 sq m)

- Excellent parking
- Located only 0.3 miles from Caerphilly train station
- Town centre location
- Site area circa 0.6 acres

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Summary

Available Size	1,931 to 21,436 sq ft
Rent	£185,000 per annum
Rates Payable	£40,183 per annum
Rateable Value	£71,500
Car Parking	33 spaces
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (84)

Description

The property provides office over 4 storeys to the front tower of the property, with an extended two-story element to the rear.

There is a passenger lift and multiple WC and kitchen facilities located throughout the building.

The accommodation benefits from perimeter trunking, suspended ceilings with recessed lighting and carpet tile flooring, double glazing and gas radiators.

Location

The property is situated in a prominent position in Caerphilly, benefiting from the retail and leisure amenities of the town centre and Caerphilly Castle.

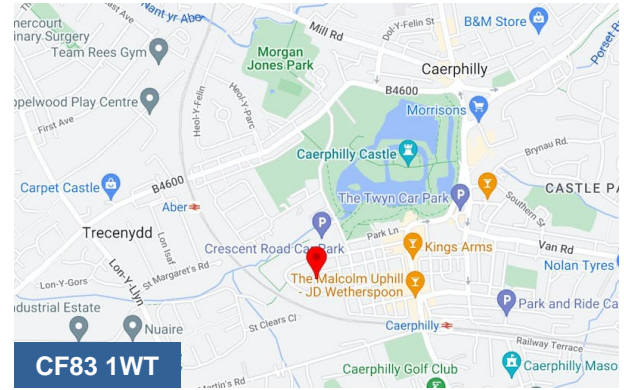
The building is situated in close proximity to numerous bus services serving the town centre and is 0.3 miles from Caerphilly train station.

There are convenient connections via road with easy access 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	7,373	684.97	Available
Ground	7,902	734.12	Available
1st	2,110	196.03	Available
2nd	2,120	196.95	Available
3rd	1,931	179.40	Available
Total	21,436	1,991.47	



Viewing & Further Information



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