



£8 Per Square Foot

De-Clare Business Park Caerphilly CF83 3HU

- Modern office Building located on De Clare Business park, a modern purpose built business park, situated conveniently close to Caerphilly Town Centre and enjoying excellent accessibility to the M4 motorway network.
- Provides in total approximately 12,907 sq ft NIA.
- Immediately available To Let under terms of a new effective FRI lease for a term or years to be agreed at competitive rentals from £8.00 psf.

Location

The property fronts Pontygwindy Road one of the main arterial routes running north to Caerphilly Town Centre.

Caerphilly itself is located approximately 5 miles north of Cardiff and enjoys excellent road links with the A468 carriageway providing a direct link to the A470 and Junction 32 (Coryton Interchange) of the M4 Motorway.

Key occupiers on De Clare Court include Caerphilly County Borough Council, First Secretary of State and a number of IT and other professional occupiers.

Description

Briefly, De Clare Court comprises of a five modern office blocks set within self-contained, landscaped grounds having the benefit of designated car parking. Each office block is finished with a combination of facing brickwork and profile steel cladding with powder coated double glazed aluminium windows, entry doors and feature curtain walling.

Individual office suites are set around a central core with DDA compliant access and passenger lift. Each office suite has the benefit of comfort cooling and heating, fully carpeted, suspended ceilings with recessed lighting.

Tenure

Immediately available To Let under terms of a new lease which is to be drafted on effective Full Repairing and Insuring terms via a property and estate service charge. Details on application.

Rental

From £8.00 per sq ft

Accommodation

Total Accommodation - (12,907 sqft)
Up to 45 Car Parking Spaces

Business Rates

To be advised.

EPC

Energy Rating - Band C

VAT

VAT is payable on rent and service charge.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Service Charge

Tenants are required to enter into the property service charge scheme. Details on application.

Anti-Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through joint letting agents:

Messrs Watts & Morgan LLP

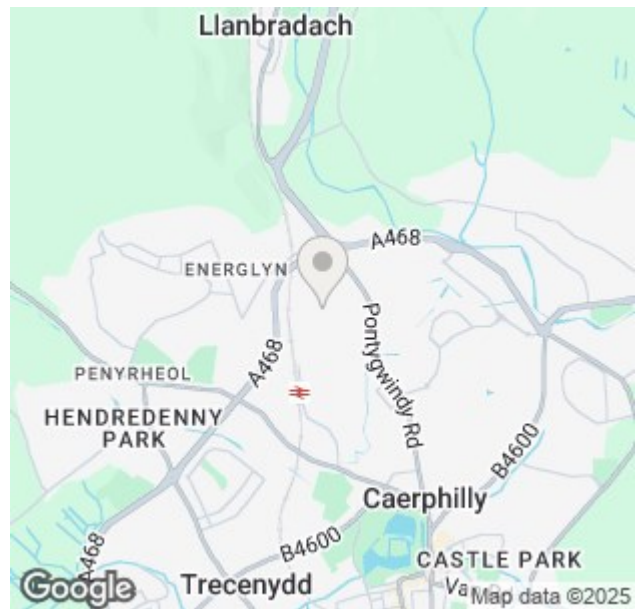
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