



£15,500 Per Annum

First Floor Office Suite, Unit 4 De Clare Court, Caerphilly, CF83 3HU

- Modern office space available on De Clare Court, a modern purpose built business park, situated conveniently close to Caerphilly Town Centre.
- The Suite has a total area of circa 170 sq.m (1,830 sq.ft) GIA
- The suite is immediately available To Let under terms of a new effective FRI lease for a term or years to be agreed at competitive rental of £15,500 per annum exclusive.

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.

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.

Availability

First Floor Unit 4 - 170 sq.m (1830 sq.ft) GIA

Tenure

Office suites are 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

Business Rates

To Be Advised.

EPC

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

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Matthew Ashman
OR

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