



## £13,800 Per Annum

### Ground Floor Office, Unit 6 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 151 sm.q (1,622 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 £13,800 per annum.

### 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

Part Ground Floor Suite 6 - 151 sq.m (1,622sq.ft)

### 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.

### VAT

VAT is payable on rent and service charge.

### EPC

Band C

### 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](mailto:commercial@wattsandmorgan.co.uk)

Please ask for Dyfed Miles or Matthew Ashman  
OR

Brinsons

Tel: (02920) 867711



#### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

#### Cowbridge

T 01446 773 500

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#### Penarth

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