Unit 7 St Margarets Park

Aberbargoed, CF81 9FW

£11,250 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit on an established trading estate with kitchen and WC facilities.

Location
The property is located on St Margaret's Park Industrial Estate fronting Pengam Road (A4049) in Aberbargoed. Aberbargoed is located in the Rhymney Valley, approximately 8 miles north of Caerphilly town centre and is accessed via the A4049..

Description
St Margaret's Park consists of a redeveloped industrial building which provides for workshop / light industrial units and office accommodation. The building is of steel frame construction with blockwork infill. The elevations are clad with profile metal sheeting. The roof comprises steel trusses which incorporate north-lights and corrugated sheeting.

The subject unit comprises a large warehouse unit with electric roller shutter door, kitchenette and WC facilities.

Accommodation
From measurements taken onsite, we have calculated the following Gross Internal Areas:-

Warehouse (inclusive of offices, kitchenette and WC facilities)
2,650 sq ft (246.2 sq m)

Services
We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion. Each unit is sub-metered and we understand that the Landlord invoices the tenant for electricity and water quarterly in arrears. There is no gas.

Terms
The property is available to let on lease terms to be agreed.

Rent
£11,250 per annum plus VAT.

Fixed Service Charge and Buildings Insurance
£2,120 per annum plus VAT

Rent Deposit
£3,350 plus VAT.

EPC Rating
EPC Rating: C (58).

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 on all costs.

Business Rates
We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: £10,750
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority in relation to Small Business Rates Relief.

Plans, Areas & Schedules
Any plans within these particulars are published for illustration purposes only and are not to scale.

Anti Money Laundering
As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

Arrange a Viewing
Strictly by appointment only with the sole agents Harris & Birt. Please contact our office to arrange a viewing appointment.

Contact: Daniel Jones MSc BSc (Hons) MRICS or Brooke Annandale BSc (Hons)

Commercial@harrisbirt.co.uk / 02920614411

All Enquiries
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Caution
Fork lift trucks operating
CCTV
CAMERAS IN
OPERATION

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Caution
CCTV
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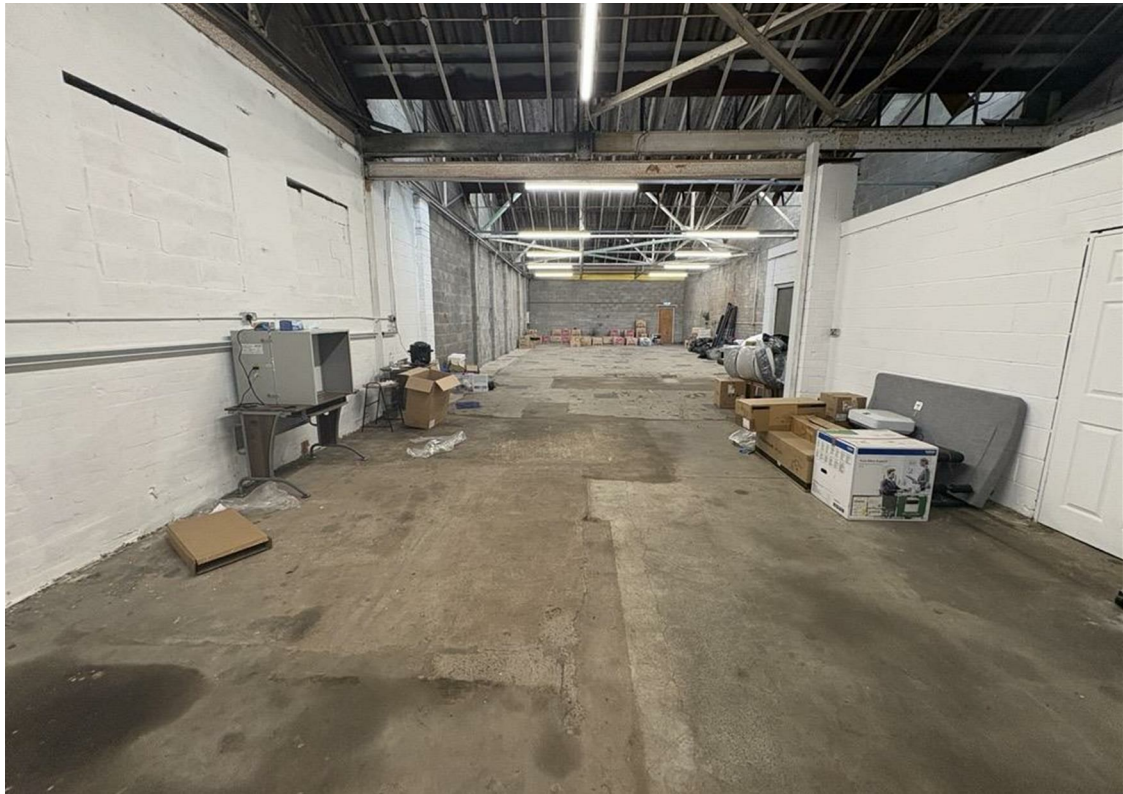

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