Unit 15 St Margarets Park

Aberbargoed, CF81 9FW

£14,850 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let an industrial / warehouse unit with office and WC facilities circa 2,624 sq ft (243.8 sq m) with adjacent yard located on an established trading estate.

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
The subject property comprises a high bay industrial unit with adjacent compound which forms part of the larger St Margaret's Park development.

Internally, the unit benefits from a workshop / storage space, office, kitchen and male / female WC's. Access from the front is provided via an electrically operated roller shutter door measuring approximately 4.65m x 4.35m and a single personnel door. There is an additional electrically operated roller shutter door to the side elevation measuring approximately 6.6m x 3.7m which provides access to the adjacent compound. The unit benefits from a minimum eaves height of 5.63m and a maximum eaves height of 7.28m. The compound is surfaced and bound in the main by steel palisade fencing with double gated access.

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

Warehouse (inclusive of offices, kitchen and male / female WC facilities)
2,624 sq ft (243.8 sq m)

Services
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. However, 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.

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

Rent
£14,850 per annum plus VAT.

Fixed Service Charge and Buildings Insurance
£2,700 per annum plus VAT

Rent Deposit
£3,750 plus VAT.

EPC Rating
EPC Rating: C (61).

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: £13,750
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority with regards to payment.

Plans, Areas & Schedules
Any plans within these particulars are published for illustration purposes only and are not to scale. Please note that the demise is outlined in blue within the enclosed plan.

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 / 02920 614411

All Enquiries
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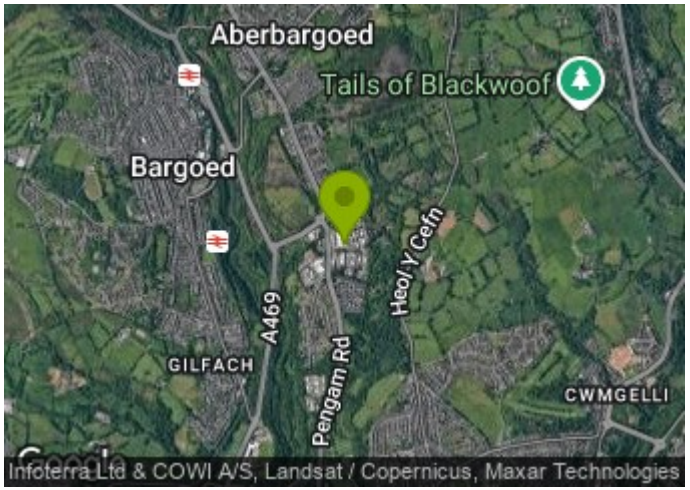

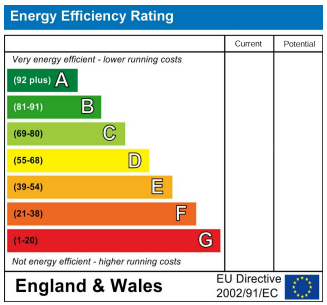

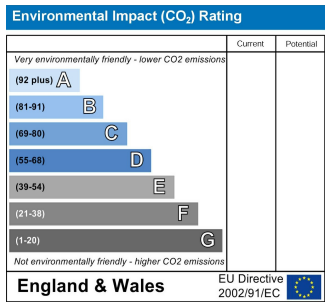

HARRIS & BIRT

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