



Suite 3 St Margarets Park

Aberbargoed CF81 9FW

£45 Per Week plus VAT inclusive of Service Charge & Buildings Insurance

HARRIS & BIRT

Opportunity to let a first floor office suite inclusive of rent, service charge and buildings insurance with communal WC facilities on flexible lease terms.

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 subject office suite benefits from an open plan office with suspended ceiling, lighting and carpet. There are communal WC facilities.

Accommodation

From measurements taken onsite, we have calculated the following approximate Net Internal Areas:

Total NIA - 165 sqft (15.3 sqm)

Services

The unit is sub-metered and we understand that the Landlord invoices the tenant for electricity quarterly in arrears. There is no gas or water. However there are communal WC facilities on site. 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 lease terms to be agreed.

Rent

£45 per week plus VAT inclusive of Service Charge and Buildings Insurance.

Rent Deposit

£800 plus VAT.

EPC Rating

EPC Rating: C (72).

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: £1,500

Uniform Business Rate (UBR): 50.2

Tenants may qualify for Small Business Rates Relief and prospective tenants should make their own enquiries with the Valuation Office Agency to confirm.

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 or email commercial@harrisbirt.co.uk to arrange a viewing appointment.

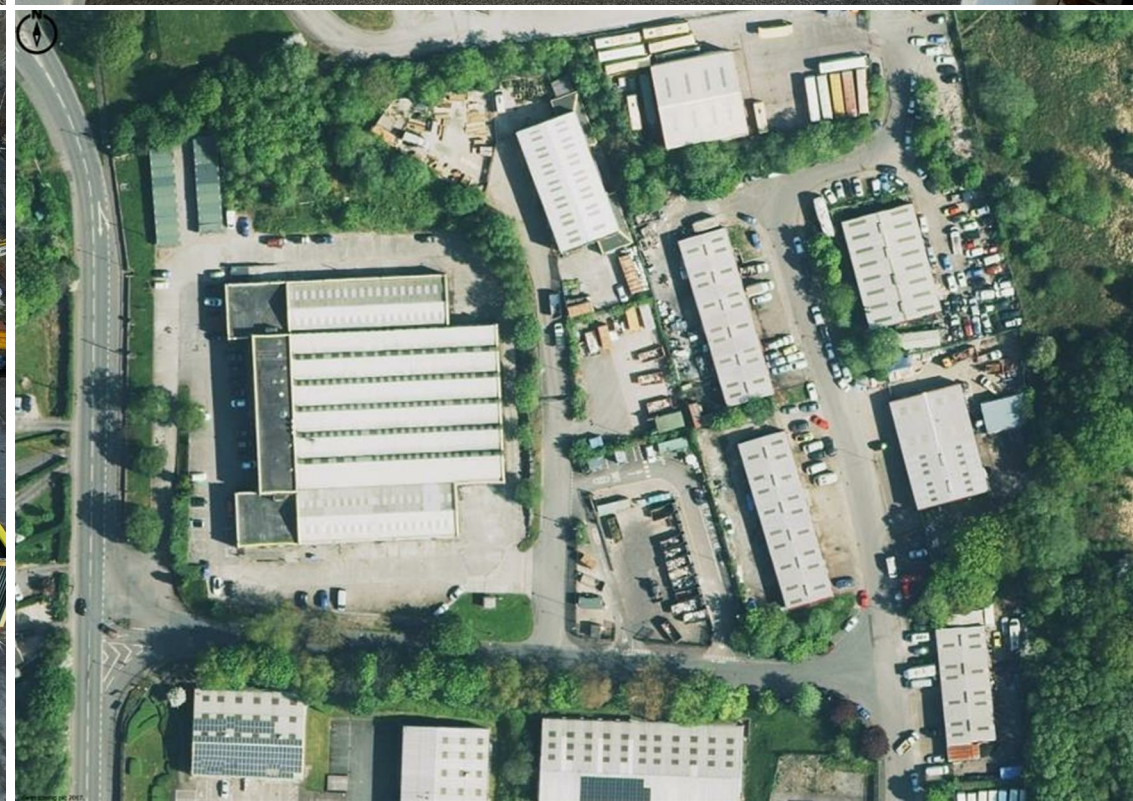
Contact: Daniel Jones MSc BSc (Hons) MRICS or Brooke Annandale BSc (Hons) in the Commercial team.

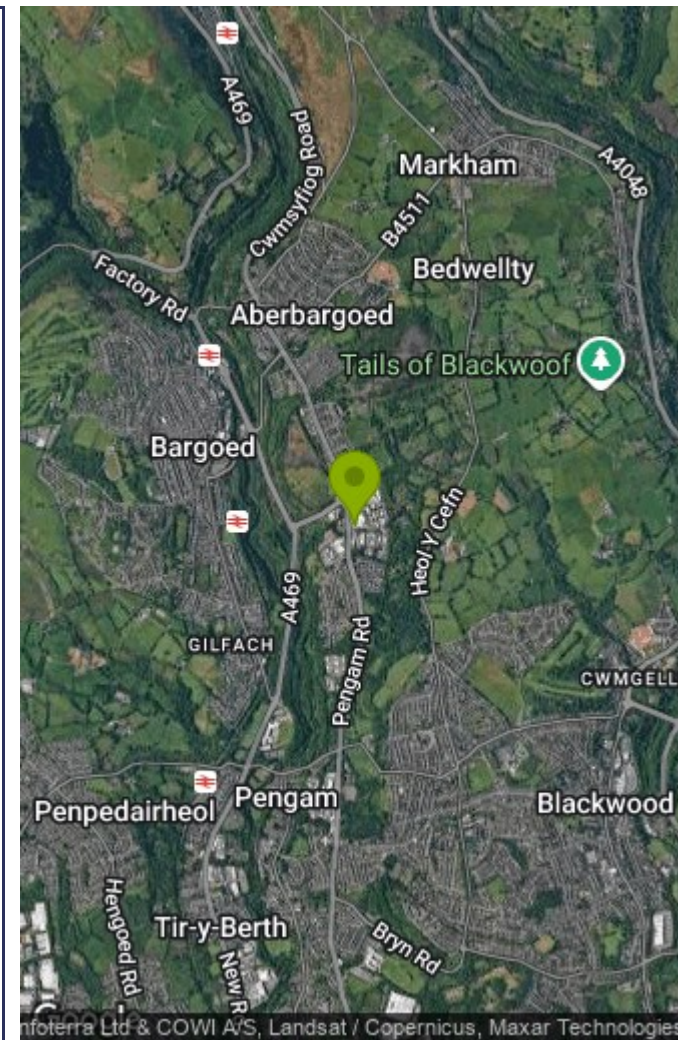
commercial@harrisbirt.co.uk / 02920614411

All Enquiries

Harris & Birt Chartered Surveyors
Caerphilly Road
Cardiff
CF14 4QF

Brochure created 30.06.2026 - Ref: ICW28





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

65 High Street, Cowbridge, CF71 7AF

01446 771777 cowbridge@harrisbirt.co.uk

Cardiff

359 Caerphilly Road, Cardiff, CF14 4QF

02920 614411 cardiff@harrisbirt.co.uk

harrisbirt.co.uk

Harris & Birt is the trading name of Ingram Evans Care Ltd. Registered Office: 359 Caerphilly Road, Cardiff, CF14 4QF. Company No: 04845507

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

