



## Compound St Margarets Park

Aberbargoed, CF81 9FW

£8,000 Per Annum plus VAT

HARRIS & BIRT

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Opportunity to let a secure hardcore compound circa 0.1 acres (0.04 Ha) with double gated access 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 hardcore secured compound circa 0.1 acres (0.04 Ha) bound by a mixture of palisade and mesh fencing. Access is provided via double gates. Suitable for a range of operational, logistics or storage business' subject to obtaining the necessary planning consents.

### **Accommodation**

From measurements taken onsite, we have calculated the following:

approximately 0.1 acres (0.04 Ha)

### **Services**

We understand that the site does not benefit from electric, gas, water or drainage.

### **Terms**

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

### **Rent**

£8,000 per annum plus VAT.

### **Rent Deposit**

£2,000 plus VAT.

### **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 and understand that the compound is not currently rated. However, 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.

### **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**

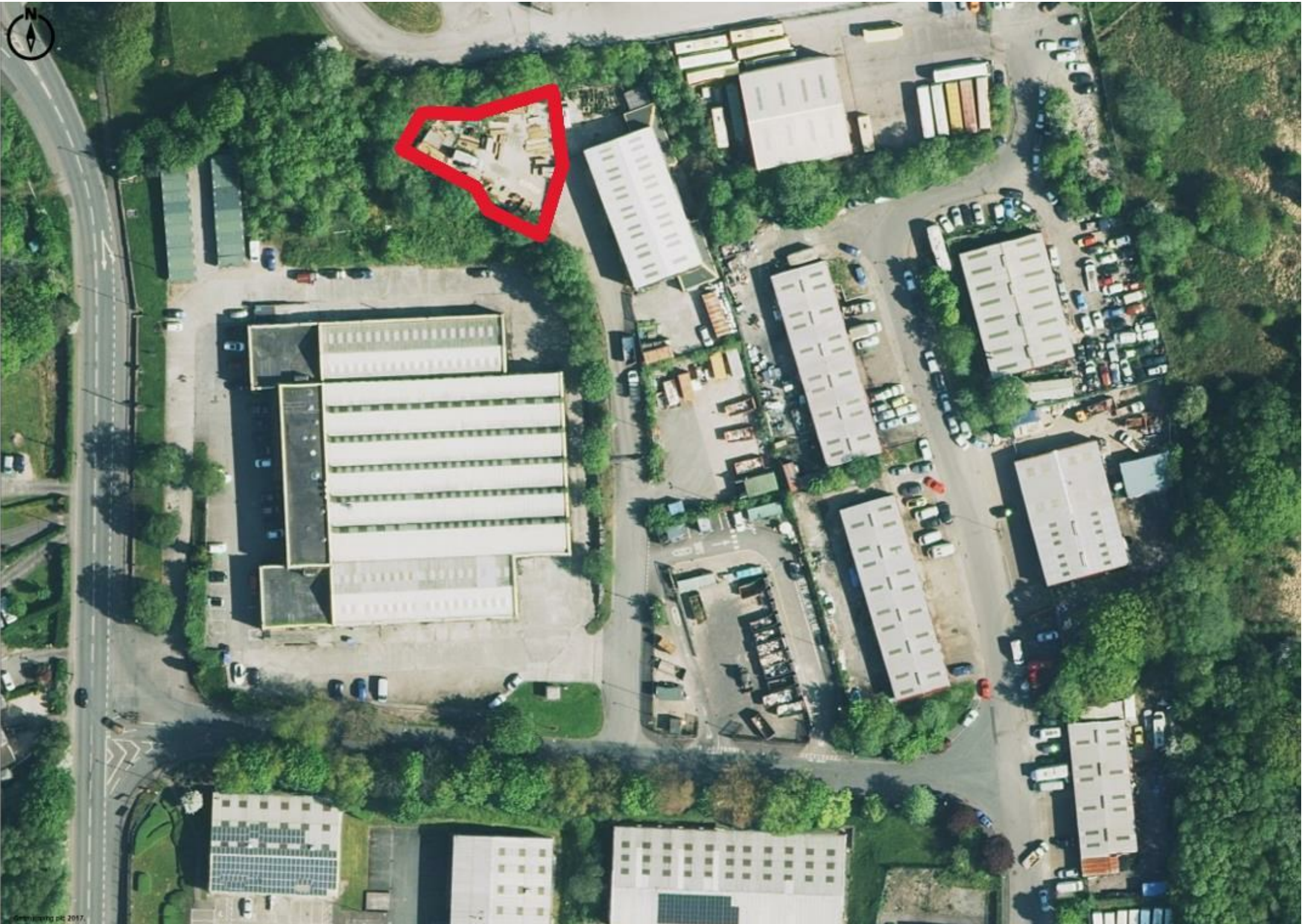
Harris & Birt Chartered Surveyors

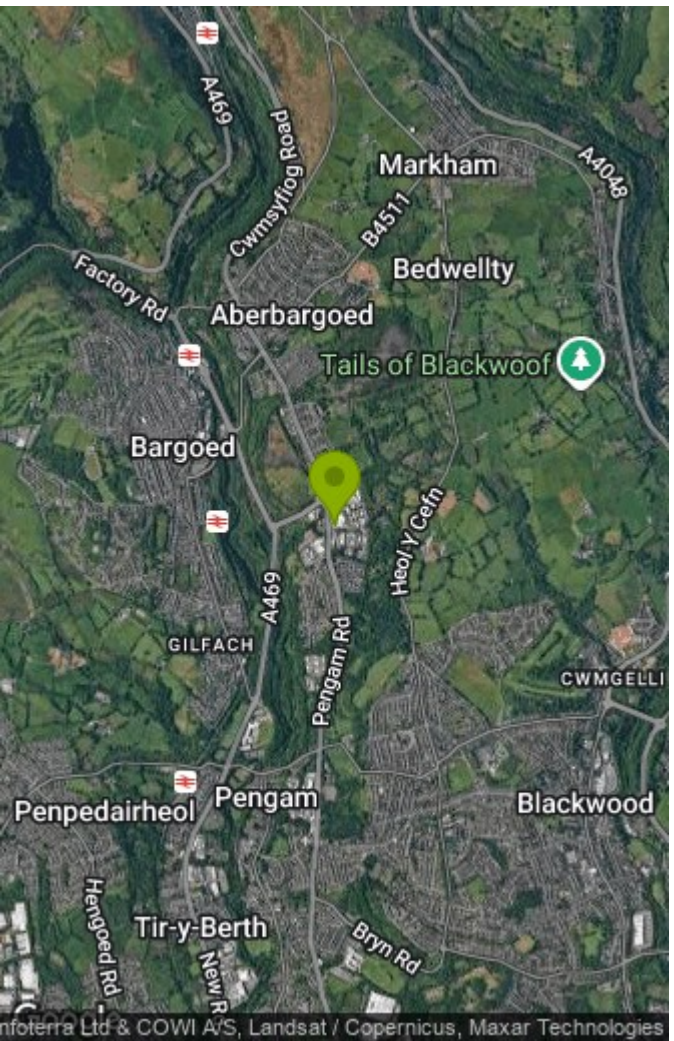
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy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

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

