

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

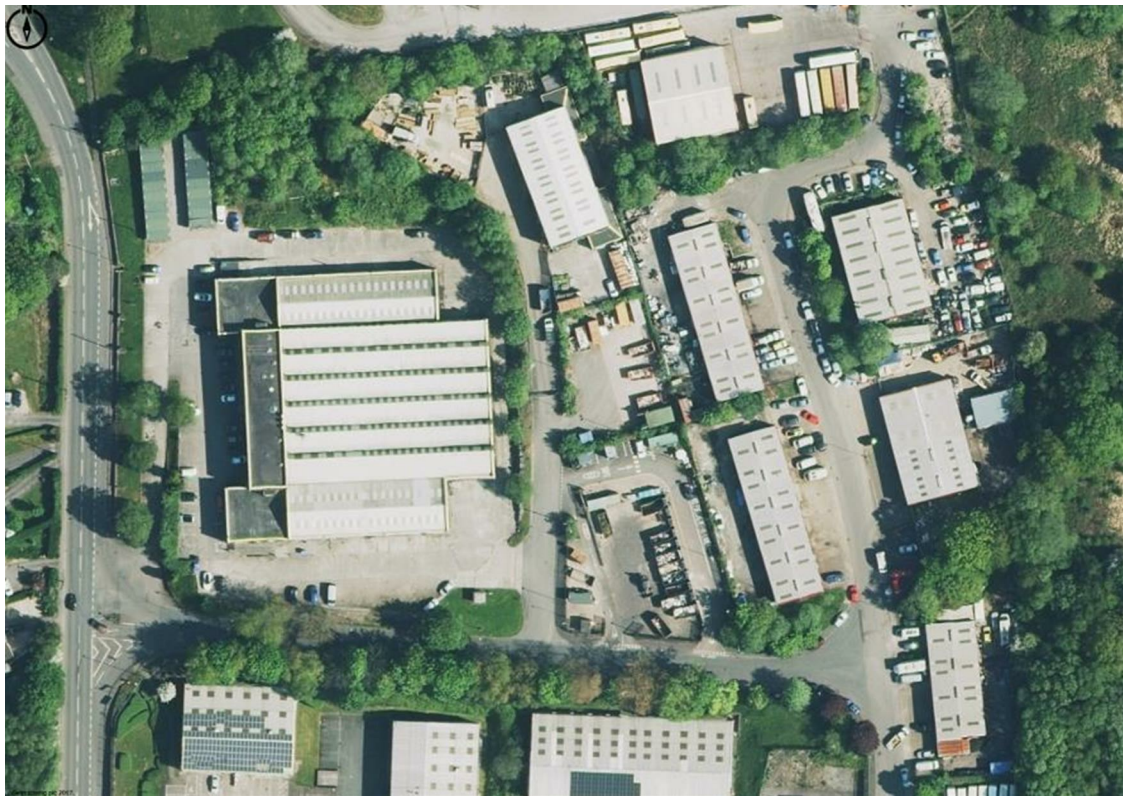
All Enquiries
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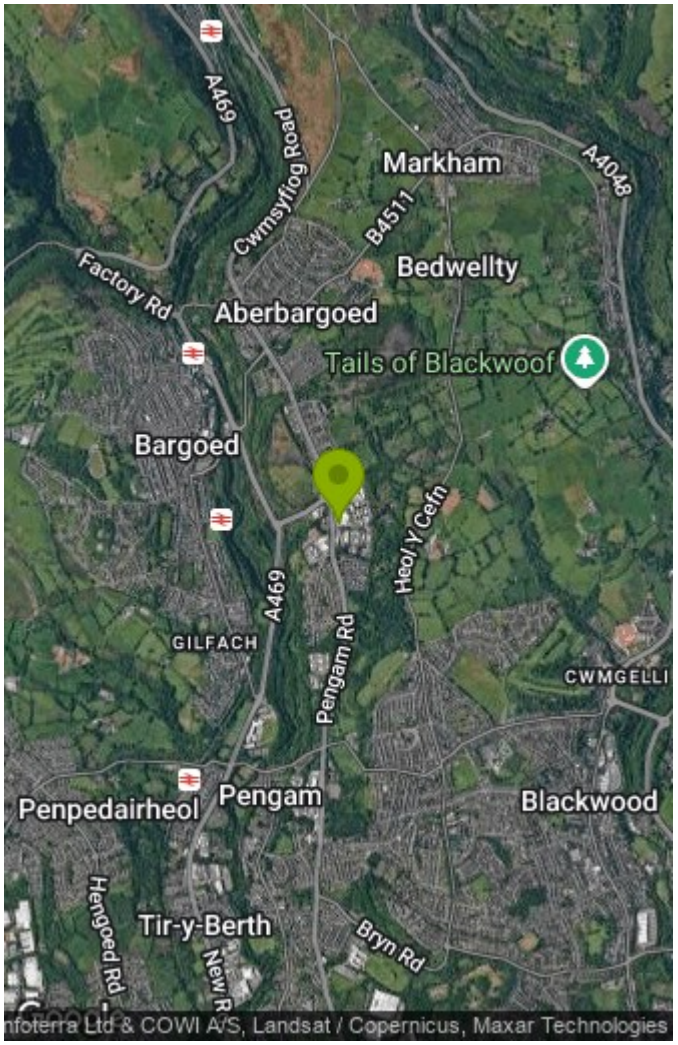


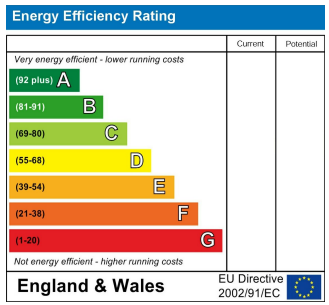


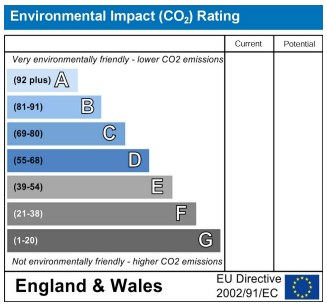












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