

Britannia Room (Office 2A) St Margarets Park

Aberbargoed CF81 9FW

£6,150 Per Annum

HARRIS & BIRT

Opportunity to let a ground floor office suite 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 suite comprises open plan accommodation and is currently fitted out as a studio/event space incorporating suspended ceilings and lighting. The walls are recently painted with feature timber clad on two elevations and the floor is wooden effect vinyl in the centre of the space with carpeted perimeter walkways. There are communal WC facilities.

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

Total NIA - 850 sq. ft (78.97 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
£6,150 per annum plus Service Charge and Buildings Insurance.

Rent Deposit
£1,800 plus VAT.

Service Charge
£1,000 per annum plus VAT inclusive of Buildings Insurance.

EPC Rating
EPC Rating: B (44).

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: £4,400
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 05.11.2026 - Ref: ICW28

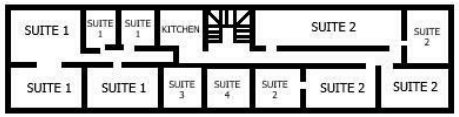

St. Margarets Park
Business Centre






St. Margarets Park
Business Centre





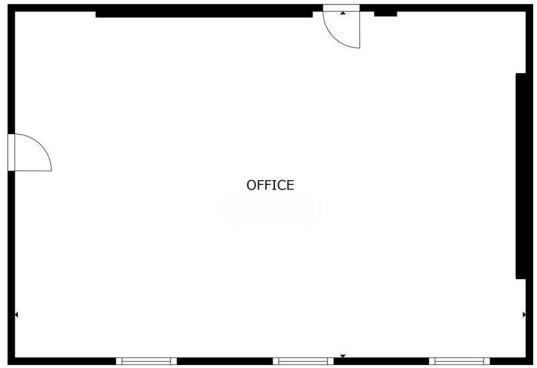
FIRST FLOOR

SIZES AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY

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ST MARGARETS PARK, ABERBARGOED, CF81 9FW

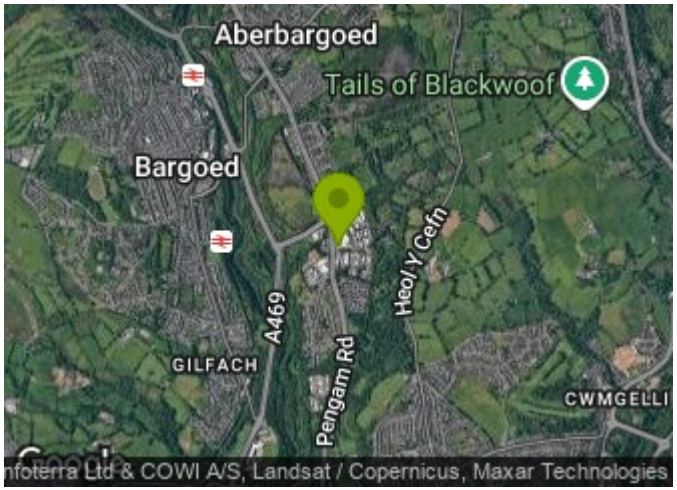


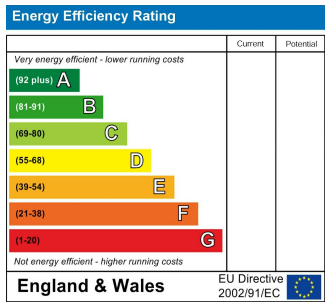


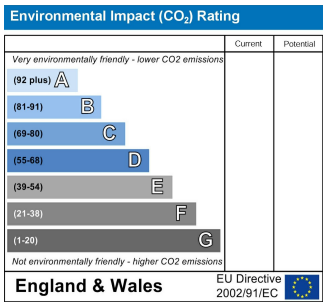
FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport







HARRIS & BIRT

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