

MODERN REFURBISHED OFFICES TO LET

Caerphilly

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PROPERTY CONSULTANTS



MODERN 4 STOREY OFFICES

**Ty Cennydd
Castle Street
Caerphilly
CF83 1NZ**

**Suites from 141 sq ft up to
2,337 sq ft
(13.09—217.11 sq m)**

- Prime town centre location
- Direct views over Caerphilly Castle and grounds
- Semi-serviced packages available

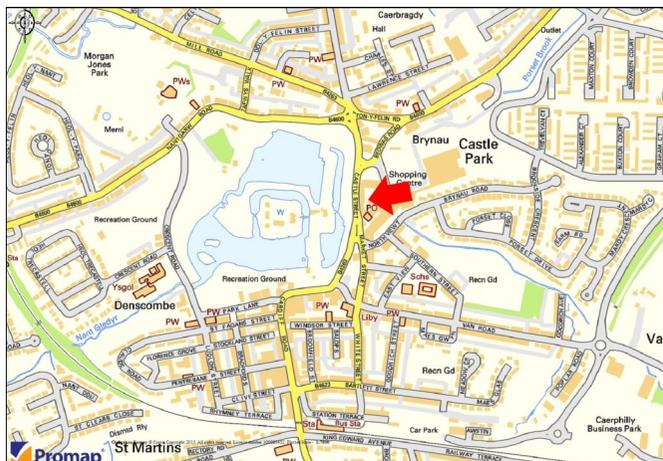


Ty Cennydd, Castle Street, Caerphilly, CF83 1NZ

Location

The Property is located in a prime location in the heart of Caerphilly town centre, directly opposite Caerphilly Castle and adjacent to Castle Court Shopping Centre and Morrison's supermarket. Views extend across the Castle grounds. Caerphilly train station is approx. 600 metres from the subject property.

The quickest access to the Motorway is via the B4600, Caerphilly Road, the A470 which connects directly to Junction 32 of the M4. Cardiff city centre can also be accessed via Mountain Road travelling through Thornhill and Birchgrove. Shopping Centre occupiers include Boots, JD Sports, Costa Coffee, WH Smith, Glanmor's Café, Argos and Clarks Shoes.



Description

The building comprises a four storey modern office building, offering good quality refurbished accommodation. Constructed in the mid 1990s, the property is of brick construction with dormer pitched roof (in part). The main entrance is accessed from Castle Street.

Accommodation

The accommodation is currently configured into separate office suites as displayed below:

Area	Sq ft	Sq m
Suite 1—First Floor	641	59.55
Suite 2—First Floor	651	60.48
Suite 3—Second Floor	141	13.09
Suite 4—Second Floor	682	63.36
Suite 5—Second Floor	222	20.62
TOTAL	2,337	217.11

Office suites can be combined if required.

All measurements are approximate Net Internal Areas.

Parking

There are 23 parking spaces within the basement with access to Bedwas Road at the road entrance to Castle Court Shopping Centre.

Specification

- ◇ Raised floors (in part) and suspended ceilings.
- ◇ Gas central heating serving wall mounted radiators. Mechanical air handling unit serving ceiling vents.
- ◇ Perimeter trunking for power, telecom and data cabling.
- ◇ Metal double glazed sash windows.
- ◇ Male and female toilets on each floor. Disabled access toilet is located within the ground floor common area.
- ◇ Passenger lift.
- ◇ Self-contained kitchen on each floor.
- ◇ Air conditioning throughout

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

A Service Charge will be levied for the upkeep and maintenance of common areas within the building. Further details upon request.

Planning

We understand that the accommodation has planning consent for its current use, but all interested parties should make their own enquiries to the Planning Department of Caerphilly County Borough Council. Tel: 01443 815588 or www.caerphilly.gov.uk.

Tenure

The accommodation is offered by way of a new full repairing and insuring lease, for a term of years to be agreed.

Rent

£10.00 per sq ft per annum exclusive.

Semi-serviced packages available from 200 sq ft upwards. Further details upon request.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

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Business Rates

The Rateable Value for the entire building is £90,275 from April 2017. Thus Rates Payable for 2017 will be £45,047 per annum (£4.58 per sq ft per annum).

Interested parties should make their own enquiries to Caerphilly County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The energy performance certificate rating is C (65). The full certificate and recommendations can be provided on request.

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.



Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Ref: OY / 86051

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