

OFFICES / TO LET



44-46 High Street

Bargoed, Caerphilly, CF81 8RD



4,051 Sq ft (376 Sq m)

Property Highlights

- Situated in Bargoed town centre
- High street location
- Excellent public transport links
- Gas fired central heating & comfort cooling
- Available by way of assignment / sub-lease, or a new lease direct from the Landlord on terms to be agreed.

For more information, please contact:

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cushmanwakefield.com

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Location

The property is situated on High Street on the edge of Bargoed town centre. High Street can be accessed via exiting the A465 (north) at Pant-y-Waun and following the A469 south to Station Road. Bargoed Rail and Bus Station and the A469 are all located within 150 yards of the property. Local occupiers include Peacocks, Morrisons and Saver's.

Description

The self contained property is of brick elevation under a pitched tiled roof and provides office accommodation over the ground and first floors. The building benefits from the following specification:

- Suspended metal ceiling with
- CAT 2 defused lighting
- Plastered and painted walls
- Gas central heating
- Comfort cooling
- Double glazed windows
- Solid carpeted floors
- Perimeter trunking to part
- Male, female and disabled WC's
- Kitchen

Accommodation

The Property comprises the following areas measured on a Net Internal Area (NIA) basis:

Description	Sq M	Sq Ft
Ground Floor	236	2,541
First Floor	140	1,510
Total	376	4,051

Tenure

The property is available by way of assignment or sub-letting of the current lease which expires 25th December 2019.

In addition, the property is available by way of a new lease on terms to be agreed, direct from the Landlord subject to a surrender of the existing lease.

Rent

The property has an annual rent payable of £50,500.

Business Rates

Tenant to be responsible for all rates payable. Interested parties are advised to make their own enquiries to the Valuation Office Agency.

EPC

The building has an EPC rating of D (88).

Legal Costs

Each party is to bear their own legal and professional costs.

VAT

VAT will be charged on all costs at the prevailing rate.

Viewing

For further information and to arrange an inspection, please contact sole agents Cushman & Wakefield:

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029 2026 2251
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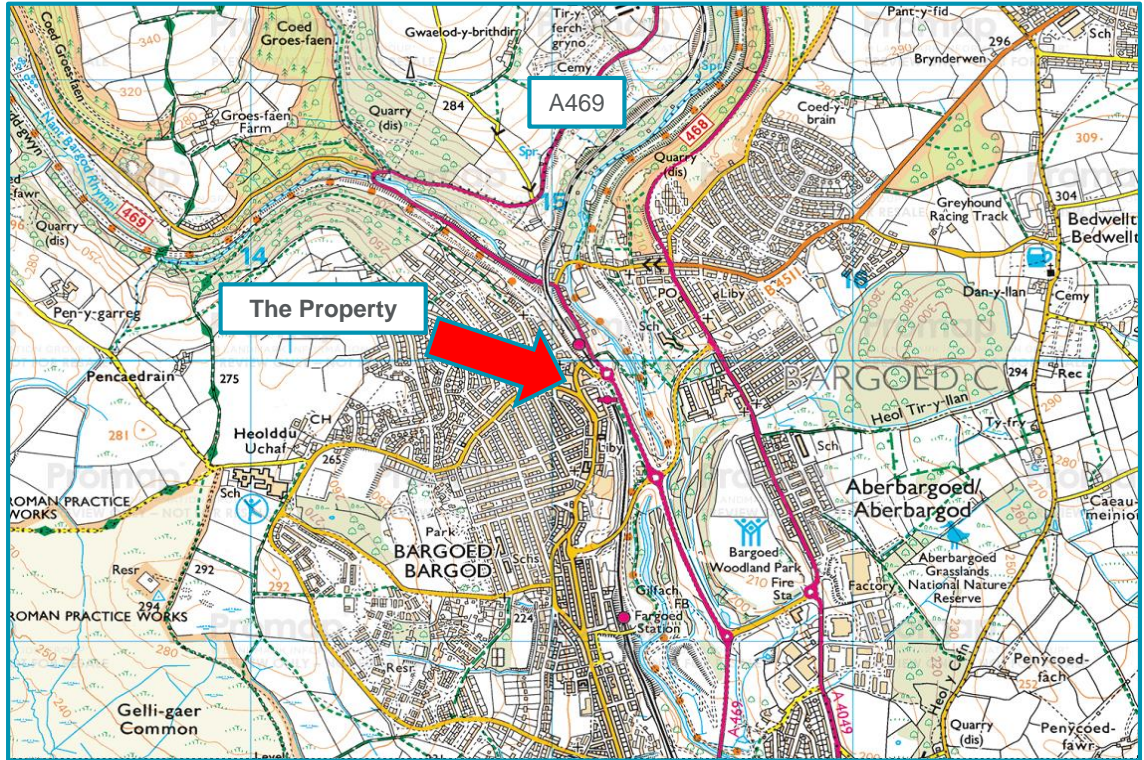
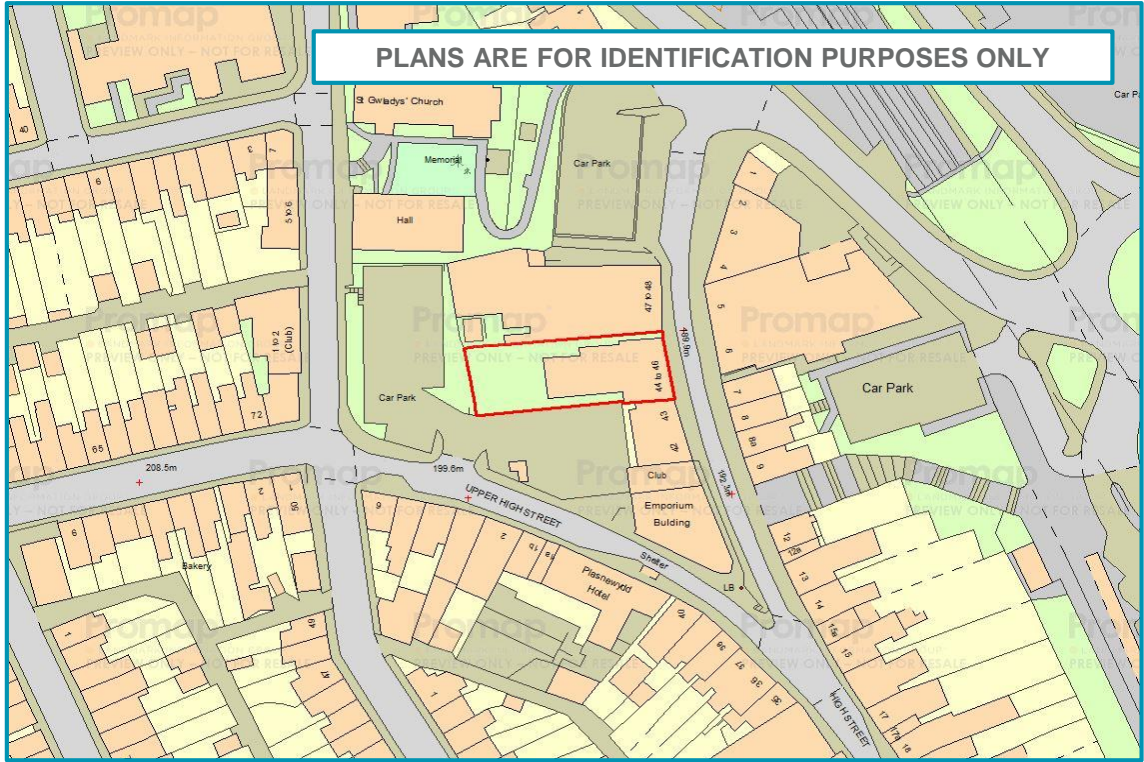
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44-46 High Street

Bargoed, Caerphilly, CF81 8RD



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Energy Performance Certificate Non-Domestic Building



Department of Employment
Charleston House, 44-46 High Street
BARGOED
CF81 8RD

Certificate Reference Number:
9607-3062-0056-0290-2295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 88

This is how energy efficient
the building is,

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	417
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	58.21
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this
one could have ratings as
follows:

24

If newly built

80

If typical of the
existing stock

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