

Declare
BUSINESS PARK

TO LET

A NEW HIGH QUALITY
COURTYARD OFFICE
DEVELOPMENT

Pontygwindy Road | Caerphilly



151 Sq M to 2,370 Sq M
(1,622 Sq Ft to 25,505 Sq Ft)

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LOCATION

De Clare Business Park is situated in a prominent position on Pontygwindy Road (A469), approximately 1 mile north of Caerphilly town centre. Caerphilly has witnessed considerable growth in recent years with the emergence of new business parks, in and out of town retail developments and new housing estates.

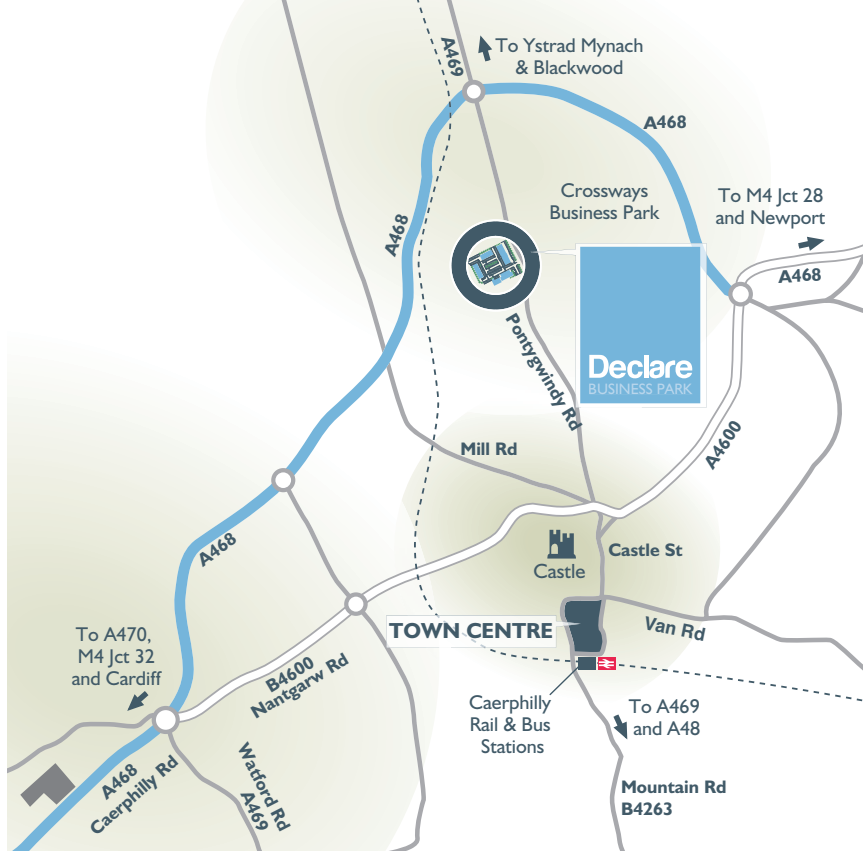
The development is situated close to the A468 Caerphilly Ring Road, which links in to the A470, providing dual carriageway access to J32 of the M4 motorway and Cardiff City Centre, and also to the A469, which provides access to the Gwent Valleys.

Amenities in the immediate vicinity include an Asda Superstore with petrol filling station and public house. Caerphilly has a wide range of amenities in the town centre, with retailers including Boots, Woolworths and WH Smith.

Office occupiers in the area include the Moorhouse Group, Rentakil Initial and Caerphilly County Borough Council.

DESCRIPTION

De Clare Business Park comprises 7 self contained 2 and 3 storey individually designed office buildings, providing high quality modern office accommodation. The development is set around a central courtyard, which accommodates dedicated car parking areas, together with attractive landscaping.



CAR PARKING

Car parking is allocated to each occupier on a ratio of 1 space per 290 sq ft net.

TRAVEL INFORMATION

Road

Cardiff	- 8 miles	(15 mins)
J32 off the M4	- 5.5 miles	(10 mins)
A470	- 3.5 miles	(6 mins)
Newport	- 12 miles	(25 mins)
Pontypridd	- 7 miles	(15 mins)

Source: RAC Research

Rail

There is a regular service from Caerphilly Station (1 mile) to Cardiff (20 mins) and the Gwent Valleys.

Bus

There is a regular service to Cardiff and the surrounding area with a stop close to De Clare Business Park.

ACCOMMODATION

	Sq M	Sq Ft
Unit 1	LET TO SECRETARY OF STATE FOR THE HOME DEPARTMENT	
Unit 2	560	6,031
Unit 3	528	5,682
Unit 4 Ground Floor	176	1,894
Unit 4 1st Floor	LET TO PMSS	
Unit 4 2nd Floor	176	1,894
Unit 5	452	4,865
Unit 6 Ground Floor	LET TO CAERPHILLY CBC	
Unit 6 1st Floor	151	1,622
Unit 6 2nd Floor	151	1,623
Unit 7	LET TO CAERPHILLY CBC	

The landlord's intention is to let each building to a single occupier, although consideration will be given to letting units on a floor-by-floor basis.

SPECIFICATION

The specification of each building includes:

- Recessed LG3 – 2001 VDU compatible lighting.
- Suspended ceilings.
- Double glazed windows.
- Male, female and disabled WCs.
- Passenger lift.
- Comfort Cooling and Heating
- Fully carpeted.



Unit 2



Unit 5



TERMS

On application.

AVAILABILITY

Immediate.

RATES

Interested parties should make their own enquiries with the local rating authority on 01495 866222.

SERVICE CHARGE

Service charge will be levied to cover the landlords costs of running and maintaining communal areas

within the estate and within buildings where applicable.

GRANT STATUS

Declare Business Park is situated in an Objective One location and as such allows qualifying companies the opportunity to secure the maximum level of grant assistance available anywhere in the UK and Europe.

VIEWING

Strictly by appointment with joint agents.



 **Cooke & Arkwright**
029 20 346346
coark.com


savills.com
02920 368 900

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