# BRINSONS

www.brinsons.co.uk



## TO LET

UNIT REAR OF ENTERPRISE HOUSE TIR Y BERTH INDUSTRIAL ESTATE HENGOED CF82 8AU

- Industrial unit currently fitted out for office use
- Ample rear car parking
- Total Net Internal Area circa 5,727 sq ft (532 sq m)
- Suitable for a variety of uses subject to the necessary planning consents
- EPC Band: C (66)

## **REDUCED RENT – £15,000 PER ANNUM EXCLUSIVE**

## BRINSONS

## **LOCATION**

The property is situated on the well established Tir-y-Berth Industrial Estate which is located approximately 2 miles north of Ystrad Mynach. Convenient access to the estate is available via the main arterial roadway through the village of Tir-y-Berth (A469) which also provides quick access to Caerphilly town centre (approx. 8 miles).

Notable occupiers on the estate include Norgine and King Lifting.

## **DESCRIPTION**

The property comprises a detached single storey building of brick and block construction which has been overclad with steel profile sheeting. Fenestration is provided by PVC double glazing.

Internally, the accommodation has been partitioned to provide a range of offices, stores and staff facilities. The offices are carpeted throughout with a mixture of painted block and plastered walls, and suspended tiled ceilings. Some offices benefit from air-conditioning and the building is heated by way of a gas fired central heating system.

The property is suitable for a range of uses, subject to the necessary planning consent.

### **ACCOMMODATION**

From measurements taken on site we have calculated the following approximate floor areas:-

Offices -4,080 sq ft (379 sq m) Kitchen -248 sq ft (23 sq m) WC -Unmeasured Stores -1,399 sq ft (130 sq m)

Total Net Internal Area - 5,727 sq ft (532 sq m)

## **SERVICES**

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

The property is available to let by way of a new lease on terms to be agreed.

## RENT

£15,000 per annum exclusive.

## **BUSINESS RATES**

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £30,500

Uniform Business Rate 2019/20: 52.6 Gross Rates Payable: £16,043

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

## 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.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

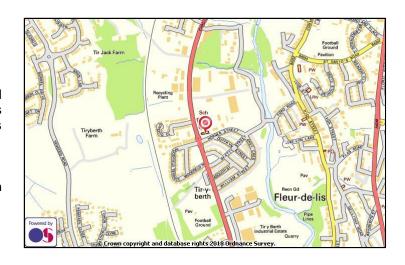
**Brinsons** Eastgate Market Street Caerphilly **CF83 1NX** 

Tel: 02920 867711

Dan Jones - daniel.jones@brinsons.co.uk Beverly Williams - beverly.williams@brinsons.co.uk

## SUBJECT TO CONTRACT AND AVAILABILITY

JAN19/I.1845



All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

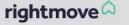
Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should reply on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

## **BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**







**ESTABLISHED 1900** 

'Eastgate' Market Street Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

Residential Agricultural Commercial

67 High Street, Cowbridge, Vale of Glamorgan CF71 7AF