

TO LET

Modern Office Suites
De-Clare Court
Caerphilly
CF83 3HU

**WATTS &
MORGAN**
Commercial



- Modern office suites available on De Clare Court, a modern purpose built business park, situated conveniently close to Caerphilly Town Centre and enjoying excellent accessibility to the M4 motorway network.
- Currently available suites providing from 1622 sq ft to 3244 sq ft NIA.
- Suites are immediately available To Let under terms of a new effective FRI lease for a term or years to be agreed at competitive rentals from £8.00 psf.

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LOCATION

The property fronts Pontygwindy Road one of the main arterial routes running north to Caerphilly Town Centre.

Caerphilly itself is located approximately 5 miles north of Cardiff and enjoys excellent road links with the A468 carriageway providing a direct link to the A470 and Junction 32 (Coryton Interchange) of the M4 Motorway.

Key occupiers on De Clare Court include Caerphilly County Borough Council, First Secretary of State and a number of IT and other professional occupiers.

DESCRIPTION

Briefly, De Clare Court comprises of a five modern office blocks set within self-contained, landscaped grounds having the benefit of designated car parking. Each office block is finished with a combination of facing brickwork and profile steel cladding with powder coated double glazed aluminium windows, entry doors and feature curtain walling.

Individual office suites are set around a central core with DDA compliant access and passenger lift. Each office suite has the benefit of comfort cooling and heating, fully carpeted, suspended ceilings with recessed lighting.

Current Availability :-

1st Floor Unit 5 and 6 – 3244 sq.ft NIA

2nd Floor Unit 6 – 1622 sq.ft NIA

TENURE

Office suites are immediately available To Let under terms of a new lease which is to be drafted on effective full repairing and insuring terms via a property and estate service charge. Details on application.

RENTAL

1st Floor Unit 5 and 6 - £25,950 per annum exclusive.
2ns Floor Unit 6 - £13,750 per annum exclusive.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £7,700 for 2nd Floor Office Unit 6 so ingoing tenant will benefit from significant small business rates relief.

The Valuation Office Agency website advises a rateable value of £16,250 for 1st Floor Office Unit 5 and 6 so rates payable 2019/20 of £8,548.00.

EPC

The properties Energy Performance Rating falls within Band 'C'.

SERVICE CHARGE

Tenants are required to enter into the property service charge scheme. Details on application.

VAT

VAT is payable on rent and service charge.

LEGAL COSTS

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

VIEWING

Strictly by appointment only through joint letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

OR

Brinsons

Tel: (02920) 867711

Email: Beverly.williams@brinsons.co.uk

Please ask for Beverly Williams

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