

BRINSONS



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TO LET / FOR SALE

**FUSION HOUSE, BLOCK A, VAN COURT
CAERPHILLY BUSINESS PARK
CAERPHILLY
CF83 3ED**

- Two storey detached office premises located on established business park.
- Recently refurbished ground floor office space.
- Total Net Internal Area c. 4,602 sq ft (427.5 sq m)
- Excellent transport links and close to Caerphilly town centre
- Generous onsite car parking

RENT – FROM £15,000 PER ANNUM / PRICE - £530,000 EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

Caerphilly Business Park is located on the south eastern edge of the town centre in a mixed commercial and residential area. Fusion House occupies a prominent position within Caerphilly Business Park, which is the closest business park to Cardiff. The business park is a popular business location situated approximately 1 mile to the east of Caerphilly town centre.

The Park has established itself as a high quality office and call centre location with good access to Junctions 28 and 30 of the M4 via the A468 and A470 and is within short walking distance of the town centre railway/bus stations and shopping facilities. Caerphilly is located approximately 8 miles to the north of Cardiff city centre and enjoys convenient access to the A470 dual carriageway and M4 motorway.

DESCRIPTION

The property comprises a detached L-shaped office building offering ground and first-floor accommodation, with a dedicated car parking area providing approximately 30 spaces. The building features brick-built elevations, a pitched roof with a tile covering, and tinted double-glazed windows.

The ground floor includes two open-plan office suites with private office spaces, a kitchenette, WC facilities, and a central reception area. A pedestrian staircase provides access to the first floor, which mirrors the ground floor layout with two open-plan suites, additional meeting rooms, a kitchenette, and WC facilities.

The office specification includes:

- LED lighting
- Gas central heating
- Perimeter trunking
- Raised access floors

ACCOMMODATION

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

Total Net Internal Area - 427.52 Sq. m (4,601.8 Sq. Ft.)

SERVICES

We understand that the property benefits from mains water, drainage, gas and electric. However, we have not tested any of the service installations and prospective tenants must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

Fusion House is available freehold on terms to be agreed. The property is also available leasehold, on terms to be agreed.

EPC

D (81)

IMPORTANT NOTICE

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 rely 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

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'Eastgate', Market Street
Caerphilly, CF83 1NX

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E-



RENT

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PRICES

£530,000 exclusive.

SERVICE CHARGE

There is a service charge levy for upkeep and maintenance of the external areas and common parts.

BUSINESS RATES

The Rateable Value is currently being split. However, we have made online enquiries of the Valuation Office who confirm the following:-

Total Rateable Value: £49,100

Uniform Business Rate 2025/26: 56.2p

Gross Rates Payable: £27,594.2

We advise all interested parties should make their own enquiries 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. However, in this instance we understand that VAT is payable.

MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

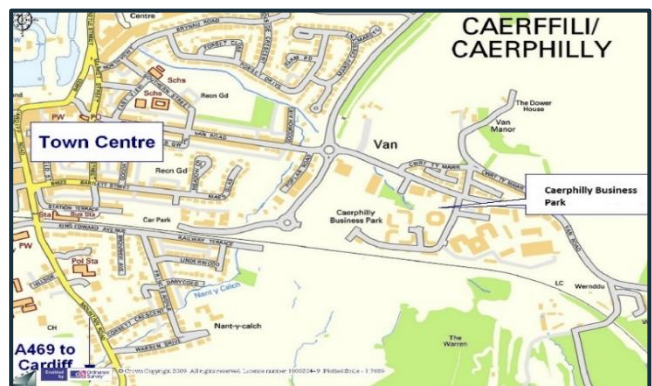
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SUBJECT TO CONTRACT AND AVAILABILITY

J1/T1/2785/NOV24



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