

TO LET - OFFICE

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# BRYN HOUSE

3 Caerphilly Business Park, Caerphilly, CF83 3GR



## Key Highlights

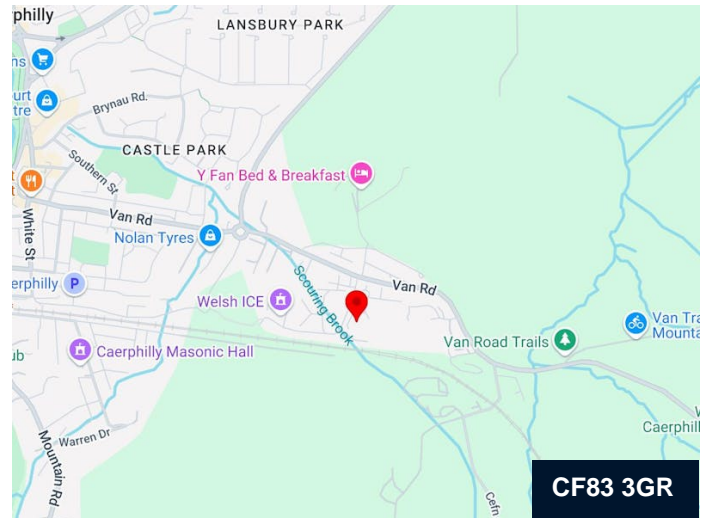
- 19,491 sq ft (1,811 sq. m)
- 80 parking spaces
- Close to Caerphilly Railway Station and Town Centre
- To Let
- Suites from 4,004 sq ft up to 10,421 sq ft
- On site amenities including cafe/restaurant
- EV Charging Points

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2 Kingsway  
Wales CF10 3FD

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## Description

Bryn House comprises a modern 2 storey office building located on Caerphilly Business Park. The building links into Britannia House, which benefits from a communal coffee shop/restaurant. Bryn House provides open plan floorplates providing occupiers with the flexibility to design their own internal layout. The specification includes; heating cooling; raised access floors; suspended ceilings; LED lighting and male/female, lift and disabled WC's. There are 80 parking spaces allocated, 8 of which provide EV charging points.

## Location

The property is located in Caerphilly Business Park, approximately quarter of a mile from Caerphilly town centre and Caerphilly Railway Station. Caerphilly is strategically located 7 miles north of Cardiff city centre with Newport 10 miles to the east.

Caerphilly Railway Station is located approximately 1 mile (5 minute drive) away or an 18 min walk where there are regular services to Cardiff (18mins). Caerphilly's new leisure centre will be located on the western edge of the Business Park and is in the early stages of construction.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor Left	4,004	371.98	Available
Ground - Ground Floor Right	5,366	498.52	Available
1st	10,121	940.27	Available
<b>Total</b>	<b>19,491</b>	<b>1,810.77</b>	

## Lease Terms

A new lease is available for a term to be agreed.

## Rent

The quoting rent is £11.50 per sq. ft. VAT is applicable.

## Service Charge

A service charge will apply. Further details on request.

## Business Rates

RV: £185,000

Rates Payable (25/26): £105,080 (£5.40 per sq. ft)

## EPC

C rated

## Viewing

Via Savills or Powell Lloyd (029 2043 2888)

## Contact

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