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## OFFICE TO LET

**GROUND FLOOR  
UNIT 6 DE CLARE COURT  
CAERPHILLY  
CF83 3HU**

- High quality courtyard office development
- Suite 6 has a Total Area circa 1,622 sq ft (151 sq m)
- Available immediately
- On site car parking
- Rental incentives available

**RENT: £13,800 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

De Clare Business Park is situated in a prominent position on Pontywindy Road (A469), approximately 1 mile north of Caerphilly town centre.

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. Other occupiers on the estate include Caerphilly County Borough Council, First Secretary of State, Deregallera, Excellence IT and MechTech Professionals.

## 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.

## ACCOMMODATION 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.

## AVAILABILITY

Part Ground Floor

Suite 6 -

1,622 sq ft (151 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

## TERMS

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

## RENT/ PRICE

Quoting £13,800 per annum exclusive.

## SERVICE CHARGE

A service charge will be levied to cover the landlords costs of running and maintaining communal areas within the estate and within buildings where applicable.

## EPC

Available on request.

### 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

## BUSINESS RATES

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 we have been advised 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 joint agents:

Brinsons, 'Eastgate', Market Street, Caerphilly. CF83 1NX  
Tel: 02920 867711

**Joshua Isaac - [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)**

Or Watts and Morgan  
Tel: 01656 64428

## SUBJECT TO CONTRACT AND AVAILABILITY

1318/JAN24

