

Offices

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Ty Cennydd, Castle Street, Caerphilly, CF83 1NZ

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TO LET

- From 46.45 sq ft (500 sq ft) up to 468.6 sq m (5,044 sq ft)
- Recently refurbished
- Town centre location, overlooking Caerphilly Castle
- Secure undercroft car parking

For Further Information:

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Location

Ty Cennydd is located in Caerphilly Town Centre, with views overlooking Caerphilly castle and adjacent to Castle Court Shopping Centre and Morrison's Supermarket to the rear. The property is very accessible with Caerphilly Railway Station just 0.9 km to the south which has a regular service to Cardiff. There are also regular bus services, operating immediately outside the property. Furthermore Ty Cennydd benefits from being just 7 miles north of Cardiff city centre and 10 miles east of Newport, with good road access via the A468 and A470, linking to junctions 28 and 32 of the M4 respectively.

Description

Ty Cennydd is a three storey office building which has been recently refurbished to provide good quality office accommodation comprising a mix of open plan and cellular space. The property benefits from a specification which includes; suspended ceilings with recessed lighting, fully carpeted, perimeter trunking, kitchen facilities, passenger lift and male, female and disabled WC's on each floor.

Accommodation

First Floor:	309.7 sq m	3,334 sq ft
Second Floor:	158.9 sq m	1,710 sq ft
Total:	468.6 sq m	5,044 sq ft

Parking

There is a secure undercroft parking available. Further details on request.

Terms

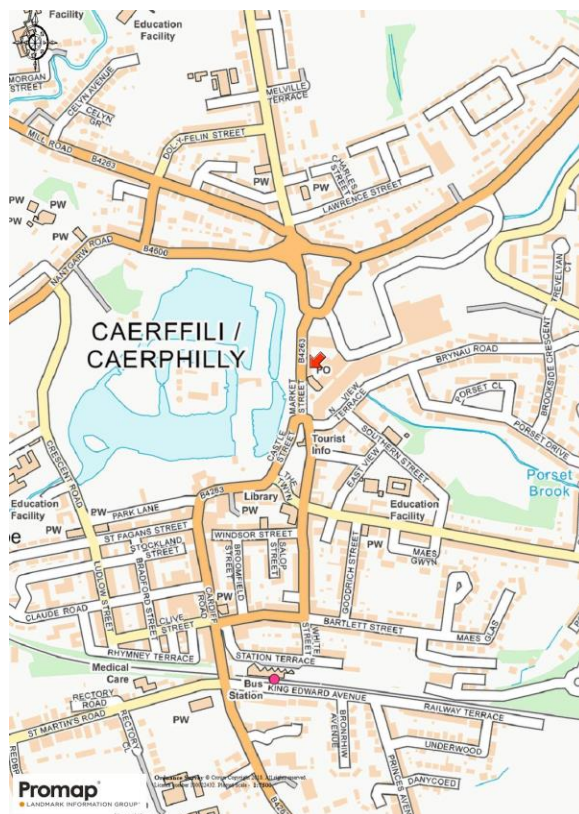
The offices are available to let by way of a new lease for a term to be agreed. Further details available on request.

Rent

£10.00 per sq ft

Service Charge

A service charge is payable to cover the costs of running and maintaining common services.



Business Rates

Rateable Value:	£90,000 per annum
Rates Payable (17/18):	£44,910 per annum

VAT

All figures quoted are exclusive of VAT.

EPC

The property has an Energy Performance Rating of 65 (C Rating). A copy of the Energy Performance Certificate can be provided on request.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills.

For Further Information:

Subject to contract

Nov 2017

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