

TO LET / FOR SALE

DAS Parc

Greenway Court, Bedwas, Caerphilly, CF83 8DW

Ground & First Floor Offices

1,636 sq ft to 7,515 sq ft net approx

alder king

PROPERTY CONSULTANTS

Location

The property fronts onto Greenway which forms part of Bedwas House Industrial Estate, approximately 0.8km (0.5 miles) to the west of the town centre. Also approximately 1.6km (1 mile) to the east of Caerphilly.

The M4 is only 7 miles from Caerphilly via the A470 dual carriageway.



M4



7 miles

Caerphilly



1 mile

Cardiff



7 miles

Newport



12 miles

Accommodation

Description

The property comprises a detached courtyard style building built in the late 1980s with four separate stairways linking the ground and first floors making the accommodation suitable for subdivision.

A programme of refurbishment works is being implemented including an upgrade to LED lighting.

The Landlord will consider subdividing the accommodation to provide suites from 1,636 sq. ft.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

Externally, the offices benefit from extensive car parking shared with DAS UK and controlled by a gated entrance.

The parking ratio will be 1:300.

Area	Sq ft	Sq m
Ground floor	3,674	341.37
First floor	3,841	356.80
TOTAL	7,515	698.17

Raised access floor



Suspended tiled ceilings



Number of floors

2

Onsite parking



LED lighting



Double glazed windows



WC w/disabled facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Caerphilly County Borough Council. Tel: 01443 866416 or (www.caerphilly.gov.uk)

Business Rates

VOA presents a total rateable value assessment (2017) at £117,000 designating £52,426 to the subject property and assessed at £75 per sq. m (£6.97 per sq. ft). Using the current multiplier of 0.535, rates payable are likely to be in the region of £28,048 per annum but may vary once separately assessed.

Energy Performance Certificate

The EPC Rating is D (79) and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available for sale or on a new full repairing lease with terms to be negotiated.

Rent / Price

The property is offered to let for £9.00 per sq. ft. per annum exclusive of VAT. Sale Price on application.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

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www.alderking.com

AK Ref: OY/AK/96551

Date: April 2022

Subject to Contract



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

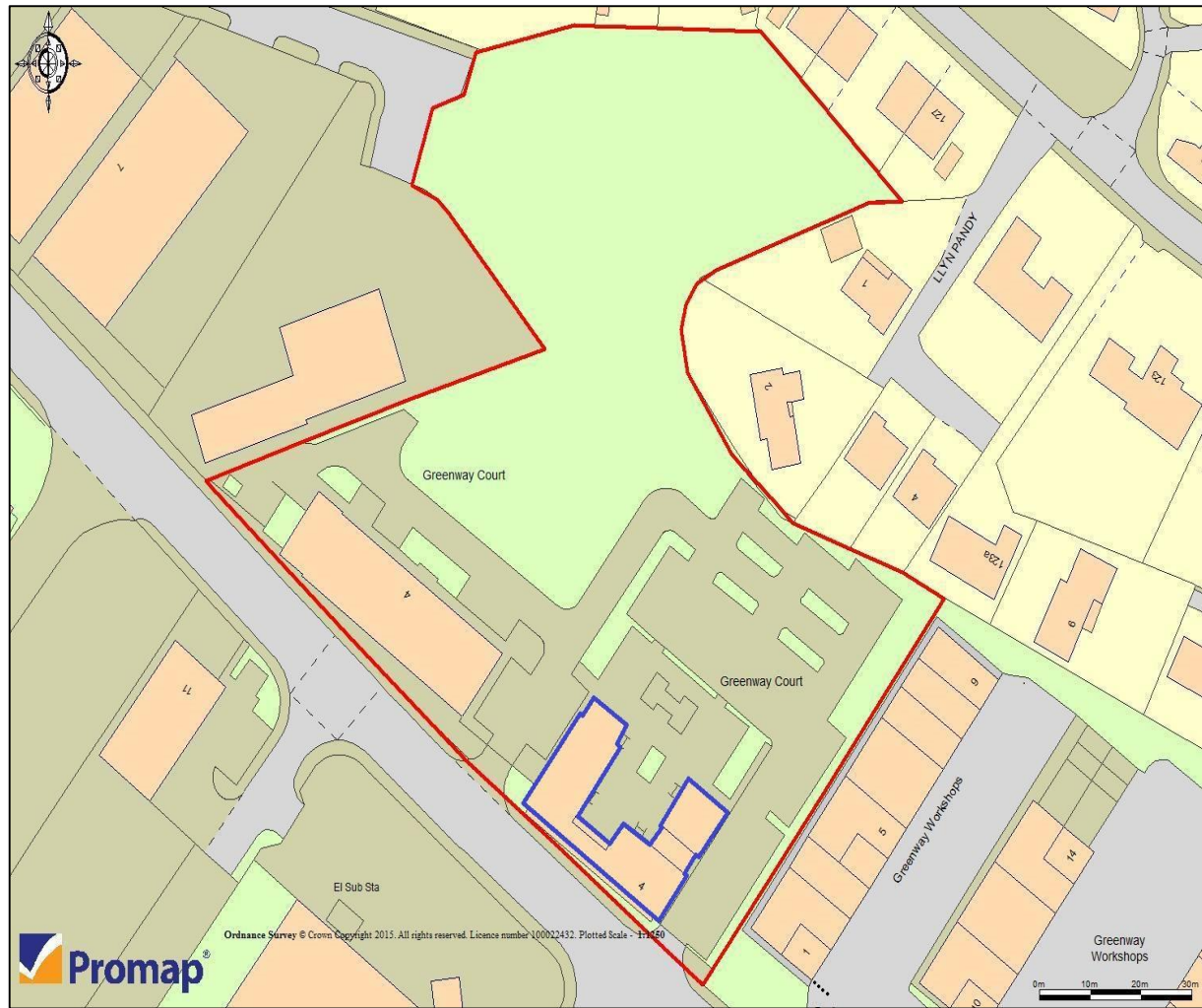
This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

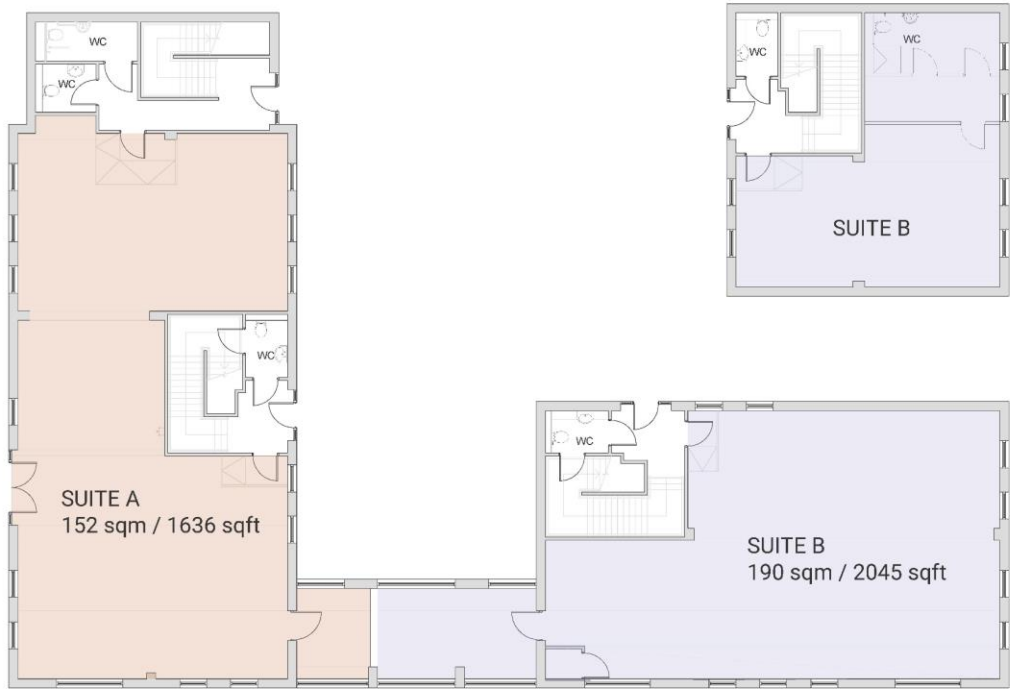
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Demise Plans
Ground Floor - Suites A & B



Demise Plans
First Floor - Suites C & D

