



TO LET

Y Borth

Beddau Way, Caerphilly, CF83 2AX

Modern Second Floor Offices – 5,201 sq ft NIA approx



Location

The Property is located on the Western fringe of Caerphilly town and accessed via Nantgarw Road (B4600), which leads to Beddau Way. This offers excellent road links to the A470 which connects to the M4 Motorway at Junction 32, only 4 miles from the subject property within a journey time of approx. 10 minutes. Central Cardiff can be reached within a further 15 minutes from Junction 32. Caerphilly train station is approx. 1.5 miles away in the town centre as well as Aber train station which is under 1 mile away. A local bus stop servicing Castle View Shopping Centre is positioned a few minutes' walk from Y Borth on Nantgarw Road.

Adjacent occupiers currently include United Welsh Housing Association, Travelodge, Lidl, DS Smith, Integral Geotechnique, The Nantgarw Road Medical Centre and Nelsons Pharmacy.



A470



1 mile east

M4



4 miles south

Caerphilly



1 mile

Cardiff



9 miles

Accommodation

Description

The Property is a second floor suite (southern wing) within a modern three storey high quality office building.

The accommodation is mostly open plan incorporating a server room, storage rooms and two glass partitioned meeting rooms. Occupiers within the building include United Welsh and Celtic Horizons.

Parking

25 parking spaces are available.

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.

The service charge currently runs at approx. £3.50 per sq ft per annum.

Area	Sq ft	Sq m
Second Floor	5,201	483.2
TOTAL	5,201	483.2

Fully accessible raised floors



Suspended ceiling



Air conditioning



Onsite parking



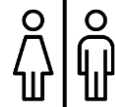
Recessed lighting



Kitchen with breakout area



WC facilities with shower 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

The rateable value has been assessed at £52,500 as of April 2017. Rates payable will be approx. £28,087.50 for the 2022/2023 year.

Energy Performance Certificate

The EPC Rating is B (44) 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 Terms

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

Rent

The property is offered to let for £70,213.50 per annum (£13.50psf) exclusive of VAT.

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. We recommend that the prospective tenants 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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AK Ref: OY/AK/97082

Date: June 2022

Subject to Contract



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Important Notice

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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

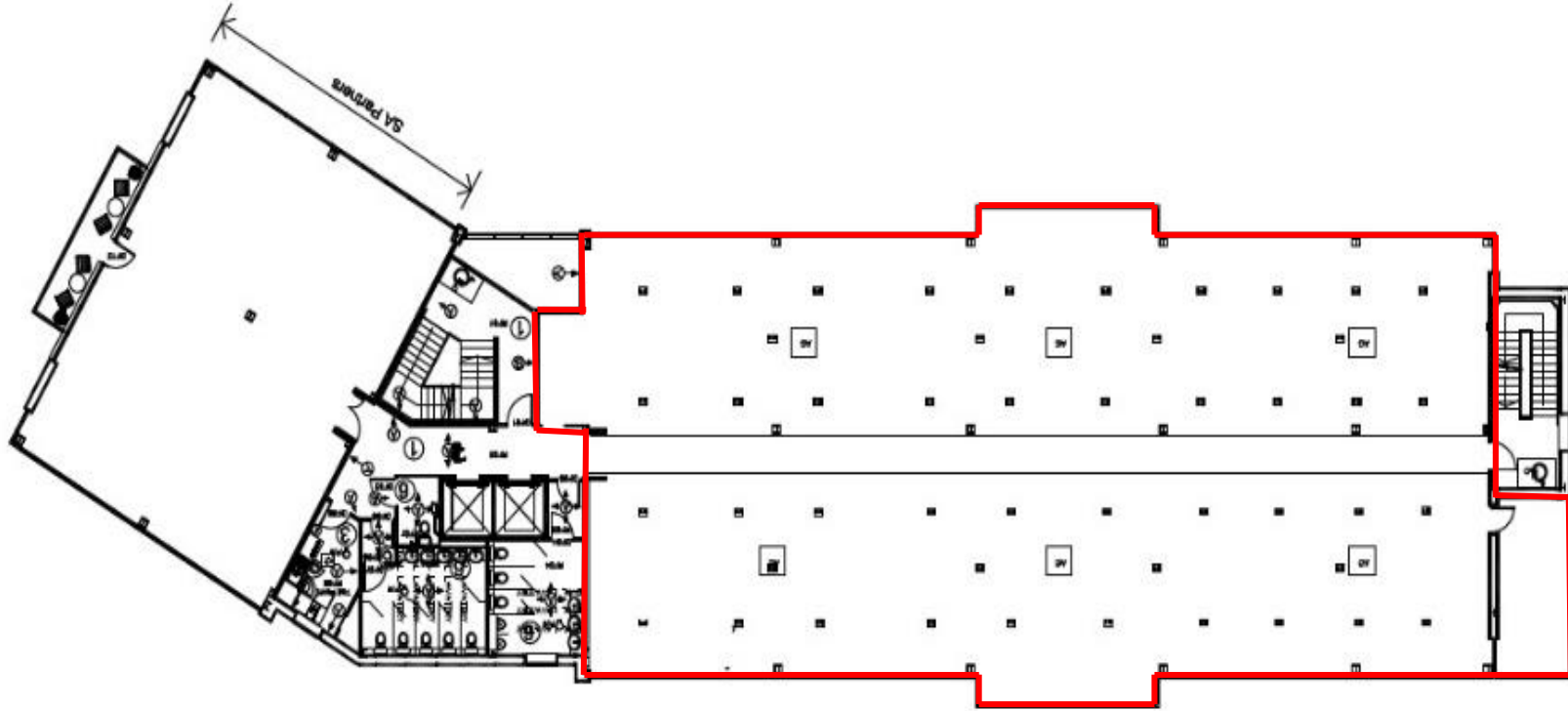
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3. Control of Asbestos Regulations 2012 (CAR 2012)

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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