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GROUND FLOOR OFFICE SUITE TO LET

**44 Bedwas Road
Caerphilly
Wales
CF83 3AS**

- Total Net Internal Area: approx. 861.11 sq. ft. (80 Sq M)
- Convenient location close to Caerphilly Town Centre.
- Prominent roadside frontage.
- Private three-piece WC included.

RENT - £12,000 PER ANNUM EXCLUSIVE

BRINSONS COMMERCIAL

Call 02920 867711 or email caerphilly@brinsons.co.uk to view this property

LOCATION

The subject property is located on a prominent corner pitch on Bedwas Road, which is the main arterial roadway accessing Caerphilly Town Centre from the east. Notable occupiers located within the vicinity include B&M Bargains, Morrisons Supermarket, and Ton-Y-Felin medical centre.

DESCRIPTION

The unit comprises ground floor office accommodation with painted walls and a three-piece toilet suite. The space benefits from its own separate access, LED lighting throughout, and electric wall-mounted heaters.

ACCOMMODATION

From measurements taken on site we have calculated the following net floor areas:-

WC	Unmeasured
Office accommodation	861.11 sq. ft. (80 Sq M)
Total Net Internal Area	861.11 sq. ft. (80 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

£12,000 per annum exclusive.

EPC

D (81)

BUSINESS RATES

We advise all interested parties should make their own enquiries with the Valuation Office Agency (VOA) 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, in this instance we understand that VAT is not 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 sole agents:

Brinsons, Eastgate
Market Street, Caerphilly
CF83 1NX

Tel: 02920 867711

Tristan Kugler – tristan.kugler@brinsonspc.co.uk
Joshua Isaac - joshua.isaac@brinsonspc.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

TK/JI 01/04/26



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.

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