

OFFICES

TO LET

212.83 SQM (2,291 SQ.FT)

**burnett
davies**

Chartered Surveyors

21 Penline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com



TROY HOUSE PARK PLACE BEAUFORT EBBW VALE NP23 5JX

- Comprehensively Refurbished
- Cat Five perimeter cabling/Cat Two Lighting
- DDA compliant
- Parking

Contact: 029 2062 1162

Particulars



LOCATION

The property is located between Pen y Lan and Park Place to the north of Beaufort Rise, in Beaufort, a residential suburb of Ebbw Vale.

Whilst some commercial premises and a convenience store are located on Beaufort Rise, the area is predominately residential. Nevertheless, the property is easily approached from the A465 'Heads of the Valleys' road which is dualled in part and connects up with the A470 dual carriageway to the west.

The A470 is the arterial route between north and south Wales which connects up with the M4 (J32) just outside Cardiff, 28 miles south. The location is also convenient for Newport and surrounding areas.

DESCRIPTION

The property comprises a detached two storey building, formerly workshops and has undergone substantial refurbishment as office accommodation.

The space is open plan and the specification includes category two ceiling lighting, carpet, UPVC double glazing (with automatic window shutters), gas central heating and category five perimeter cabling. The space is pre wired for an alarm system and CCTV and is DDA compliant with a floor lift. WC's and kitchenettes are available on both floors.

Car parking for approximately eight vehicles is located to the front with patio area to the rear.

ACCOMMODATION

The property comprises the following areas:-

	SQ.MT	(SQ.FT)
Ground	103.12	(1,110)
Front	109.71	(1,181)
TOTAL	212.83	(2,291)

TERMS

The space is available by way of a new full repairing and insuring lease for a flexible lease duration.

RENT

Each floor is available for **£9,500 per annum** or **£19,000 per annum** for the whole, exclusive of rates and VAT

RATES

The property has a Rateable Value of £3,700. The assessment will be altered to reflect the new space and user.

VAT

The property is registered for VAT, payable at the prevailing rate.

ENERGY PERFORMANCE

Awaiting assessment.

LEGAL COSTS

Each party to bear their own legal costs incurred in drawing up the lease.

VIEWINGS

Strictly by prior appointment. For further information please contact Commercial Agency at;

Burnett Davies
21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141
Email: agency@burnettdavies.com

Subject to contract and availability.

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- (3) The vendor does not make or give, nor are the partners or staff or Burnett Davies & Co. authorised to make or give, any representations or warranties whatsoever in relation to the assets.

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It is recommended that prospective purchasers and lessors make their own enquiries to establish the VAT implications prior to entering into any agreement.



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