Jenkins Best

Office
TO LET



Offices, Unit 3, Blackwood Business Park, Blackwood, NP12 2XH

Offices To Let - refurbished and immediately available

Summary

Tenure	To Let
Available Size	1,609 to 14,331 sq ft / 149.48 to 1,331.39 sq m
Service Charge	All inclusive rent available
Business Rates	To be assessed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Established business park location
- Comfort cooling, LED lighting
- Generous car parking
- High quality ground floor and 1st floor office suites
- DDA compliant, lift access to 1st floor
- Flexible terms available

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Summary

Available Size	1,609 to 14,331 sq ft
Business Rates	To be assessed
Service Charge	All inclusive rent available
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	All inclusive rent available
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Refurbished DDA compliant office space with comfort cooling and plentiful on-site car parking. Available in part and on flexible 'all-inclusive' terms.

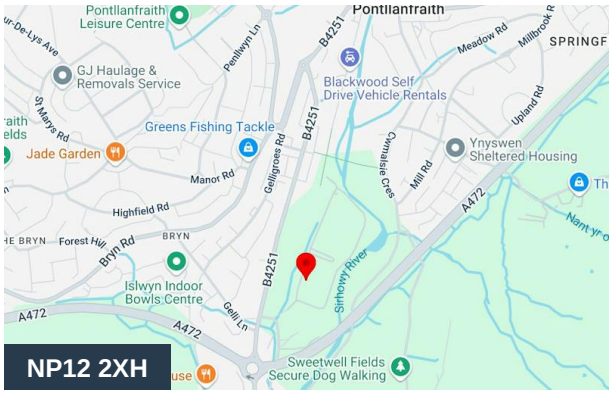
Location

Located in Blackwood, a well established large commercial town in the heart of the Caerphilly County Borough. Excellent access to major road infrastructure. The property is located immediately on the A472 dual carriage-way providing onward access to Caerphilly Town Centre, theA470 and the M4 Motorway.

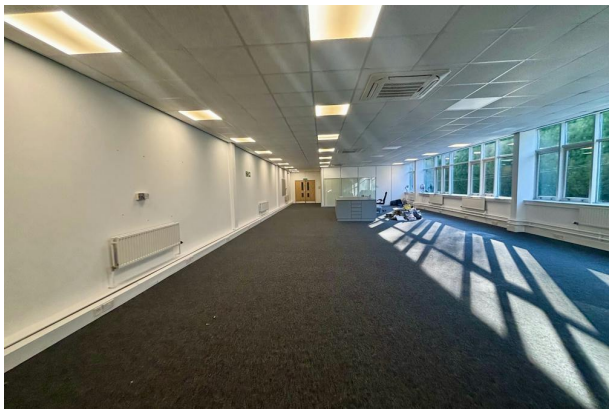
Blackwood is well-situated to access Wales' largest urban centres and is 12 miles north of Cardiff, 14 miles north west
of Newport and 46 miles east of Swansea. The severn bridge is 32 miles away and has been 'toll free' since 2019.

Terms

New Full Repairing & Insuring Lease - for a Term of years to be agreed.







Viewing & Further Information



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