

**TO LET**



## **Abacus House 44 Windsor Street Caerphilly, CF83 1FW**

- Prominent location in the town centre.
- Excellent public transport links.
- Maintained to a high standard.
- Total net area 233 sq m/ 2507 sq ft (will split).
- Available for immediate occupation.

## Location

The subject property holds a prominent corner location on the junction of Windsor Street and White Street (B4263) a main thoroughfare of Caerphilly town centre.

The property benefits from good access to the M4 motorway and Cardiff to the south via the A470 as well as Caerphilly central train station. The area has a mixture of occupiers including office, retail, and leisure uses.

A pay and display car park is located within close proximity to the property.

## Description

The property comprises a self-contained detached premises of rendered brick / block construction under a pitched slate roof. The property is accessed via a single personal door from Windsor Street leading into a main reception area, off which are four ground floor sub offices, WCs and separate tea point and training room.

An internal staircase and passenger lift gives access to the first floor which provides two distinct open plan office areas with two sub offices and kitchen area which houses the gas central heating boiler for the property.

The property has been maintained to a high standard having suspended ceilings with LED lighting, gas central heating and UPVC double glazing.

## Accommodation

The accommodation as follows has been measured on a net internal area basis in accordance with RICS Property Measurement, 2nd Edition, January 2018:-

Room	sq m	sq ft
Ground Floor Offices	109.68	1180
First Floor Offices	123.32	1327
WCs	-	-
<b>Total NIA</b>	<b>233.00</b>	<b>2507</b>

## Tenure & Terms

The property is available by way of a new lease for a term of years to be agreed.

## Quoting Rental

£27,500 (Twenty-Seven Thousand Five Hundred Pounds) per annum exclusive. **Our clients would consider splitting the premises.**

## Service Charge

If the property is let in part, the ingoing tenant will be liable to pay a service charge for the standard Landlord's outgoings i.e., upkeep of the external fabric of the premises and common parts. Further details are available upon request.

## Energy Performance Rating

The EPC Certificate that has been provided indicates that the subject property will fall within the acceptable energy performance range for the purposes of the Act, being rated as D / 91. (Certificate N° 0730-2964-0151-3990-6094. Valid until 31st July 2029). A copy of the certificate is available upon request.

## Rateable Value / Council Tax

Description: Offices & Premises

Rateable Value: £24,000 per annum

Effective date: 1<sup>st</sup> April 2023 to present

Please note that Hutchings & Thomas cannot confirm the level of any payments to the Local Authority and any further enquiries will need to be made to Caerphilly County Borough Council – [www.caerphilly.gov.uk](http://www.caerphilly.gov.uk).

## Legal Costs

Each party to be responsible for their own legal costs.

## VAT

All figures quoted are subject to VAT that may be payable at the prevailing rate.

## Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Hutchings & Thomas will require any tenant / purchaser to provide proof of identity along with any other required documents.

## Contact

For more information contact Haydn Thomas:

**Haydn Thomas**

01633 214 444

[ht@hutchings-thomas.co.uk](mailto:ht@hutchings-thomas.co.uk)

### Important Notice

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**HUTCHINGS  
& THOMAS**  
PROPERTY CONSULTANTS

Phone: 01633 214 444  
[info@hutchings-thomas.co.uk](mailto:info@hutchings-thomas.co.uk)