

OFFICES TO LET

Caldicot

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PROPERTY CONSULTANTS



VARIOUS SUITES AVAILABLE

**Castlegate Business Park
Caldicot
Monmouthshire
NP26 5YR**

**1,474 - 4,926 sq ft
(137 - 458 sq m) net approx.**

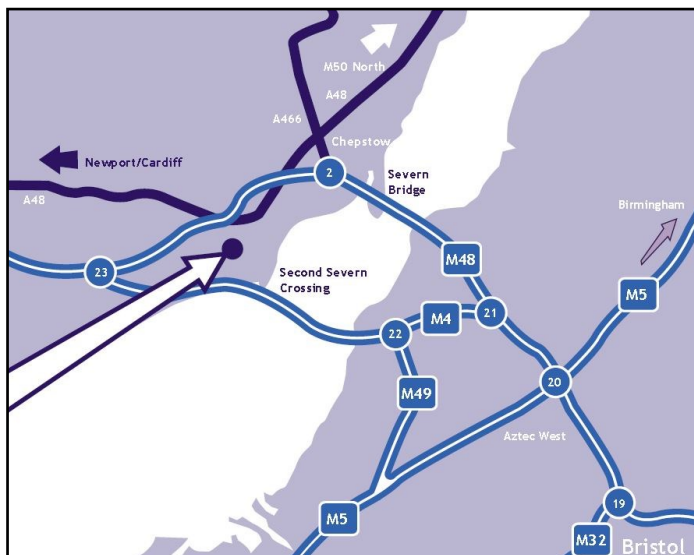
- Ample on site car parking
- Manned reception, 24 hour access and conference facilities



Castlegate Business Park, Caldicot, Monmouthshire, NP26 5YR

Location

Castlegate Business Park is located on the eastern fringe of Caldicot, strategically positioned between the first and second Severn Bridge crossings. The M4 and M48 are only a short distance away, providing excellent road links to Newport and Bristol.



Description

Castlegate Business Park is set in a 17 acre landscaped site with extensive on-site facilities such as a restaurant, conference and meeting rooms with ample on-site parking. The site features a manned reception along with 24 hour access and security.

Rent

From £5 per sq ft per annum exclusive.

Accommodation

Area	Sq ft	Sq m
Unit 11A	1,474	136.94
Unit 11B	1,936	179.86
Unit 4A	2,254	209.40
Unit 4C	2,948	273.88
Unit 7	3,823	355.17
Unit 9A3	4,926	457.64
Part of Unit 6	3,667	340.68
TOTAL	21,028	1,953.57

All measurements are approximate Net Internal Areas.

Services

The service charge currently runs at £4.68 per sq ft and includes utilities.

We are advised that all main services are connected to the premises and 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.

Planning

We understand that the accommodation has planning consent for office use but all interested parties should make their own enquiries to the Planning Department of Monmouthshire County Council on 01633 644880 or www.monmouthshire.gov.uk.

Lease

The accommodation is offered by way of a new full repairing and insuring lease.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Business Rates

The rateable values range from £55 per sq m to £75 per sq m per annum as at April 2017. Some suites may qualify for rates relief under the Welsh Government Funded Scheme.

Interested parties should make their own enquiries to Monmouthshire County Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

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 landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is E (109) for the business park as a whole. The full certificate and recommendations can be provided on request.

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The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk.

Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

VAT

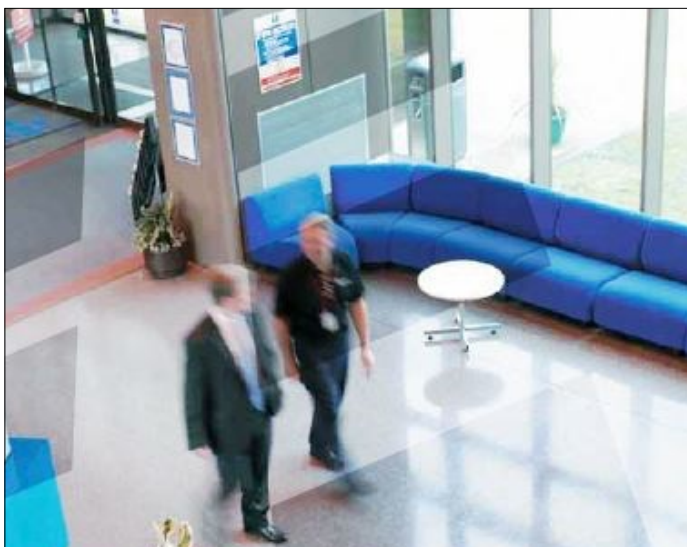
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent price. We recommend that the prospective tenants establish the implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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