



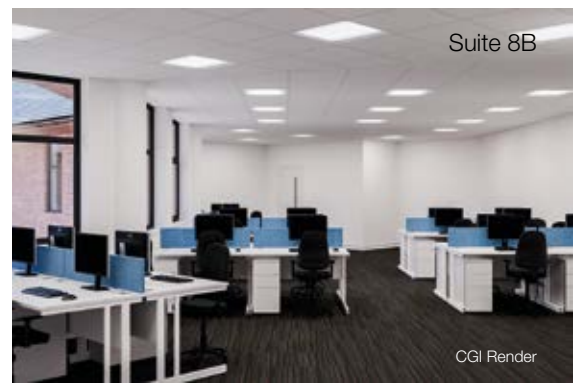
The Octagon Newly Refurbished Offices To Let

Caerphilly Business Park, CF83 3ED
From c. 1,300 sq.ft. to 3,750 sq.ft.
(120.8 sq.m. to 348.4 sq.m)

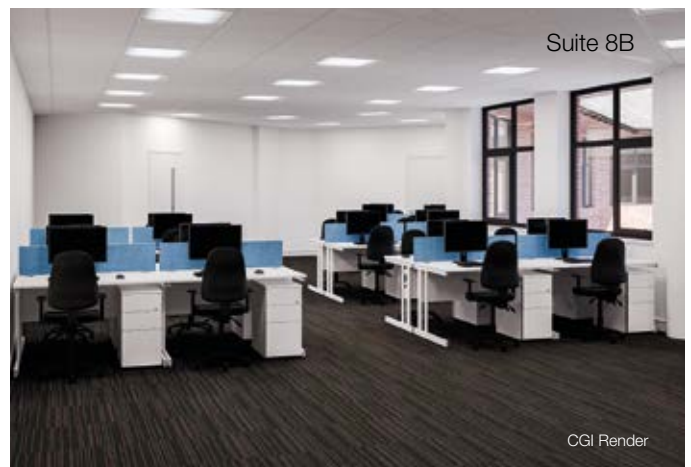
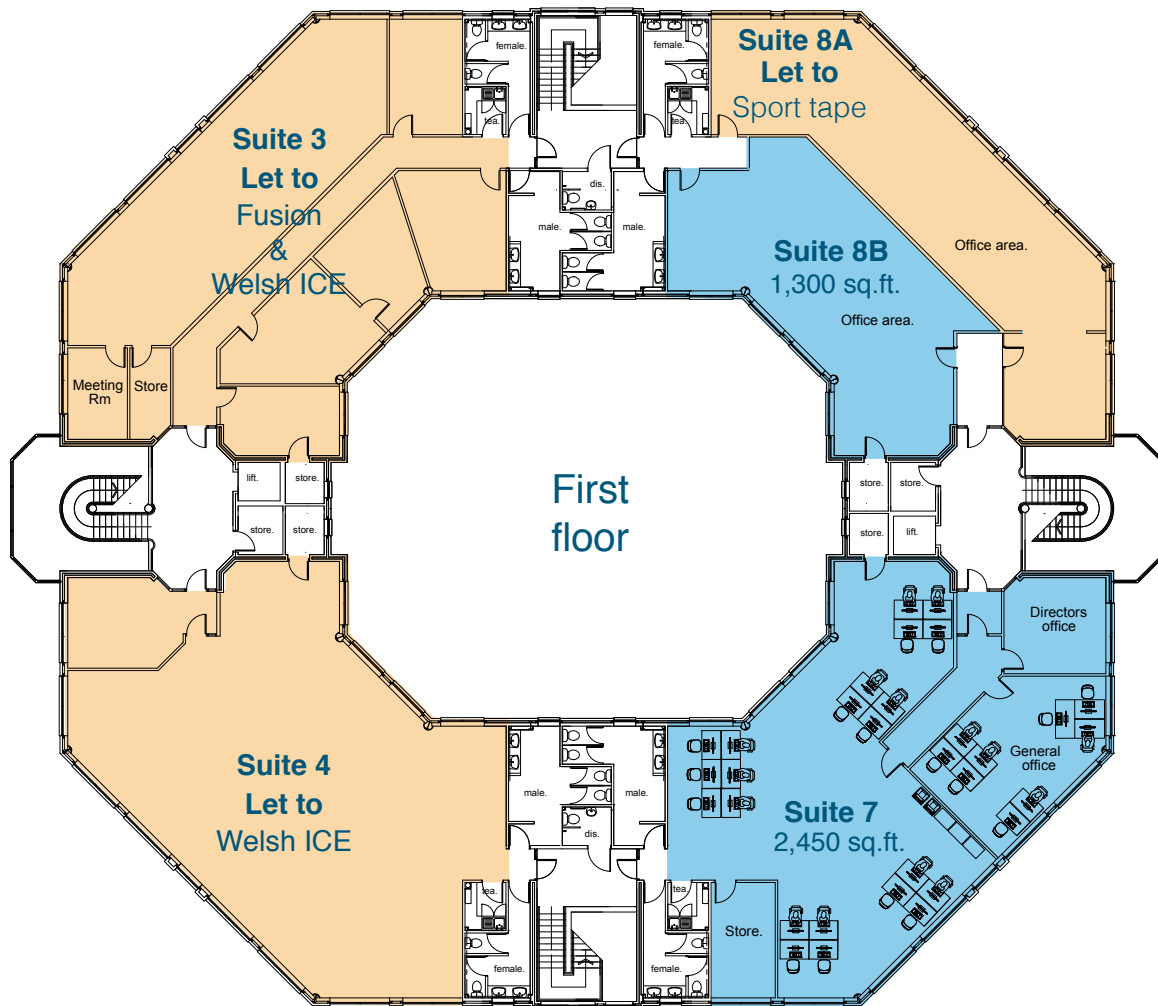
**TO LET
COMPETITIVE RATES**



- ✔ Refurbished Offices & Lobby
- ✔ Access to Meeting Rooms
- ✔ Generous Parking (1:200 sqft).
- ✔ Adjacent to Calon Cafe
- ✔ Short walk to Caerphilly Station
- ✔ Good internet connectivity



- ✔ Open plan office suites available as a whole or can be sub-divided
- ✔ Suite 6 refurbished
- ✔ Suite 8 to be refurbished to chosen colours & specification
- ✔ Refurbished entrance lobbies
- ✔ 12 parking spaces per suite (1 space per c.200 sqft).
- ✔ Rent on application
- ✔ Flexible terms available



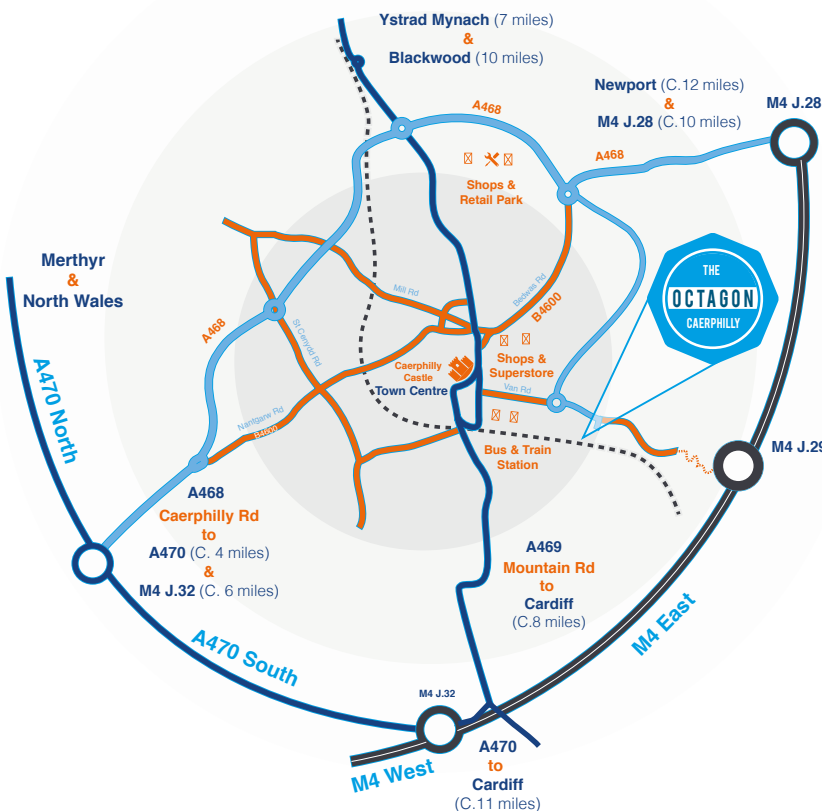
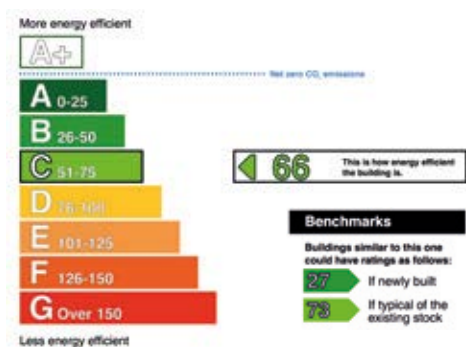
CGI Render



"We chose the Octagon as our new headquarters for a number of reasons. In addition to the good rates and excellent location with easy access to the train and motorway network we were given a great deal of support by the landlords in getting set up and moved in. They met with us and helped us plan the layout, install our systems and decorate to our taste. The team at WCR were responsive and supportive throughout and the Octagon has been refurbished to a very high standard. Over the course of the last 3 years they have always resolved any property issues promptly and without fuss. Being situated close to the Welsh ICE community has been superb, they have been hugely supportive and have genuinely helped us to grow our business with their AGP programme. This location is ideal for existing and new businesses, our experience there has been first class."

Bill Bartley MD of Fusion Occ Health

EPC Certificate



Connectivity

- ✓ Fibre to the cabinet present (FTTC).
- ✓ Fibre to the Premises (FTTP) Leased line available (subject to survey)
- ✓ On-site capacity for 1Gbps (1Gig)

For further information, plans, images etc - please contact our agents. Available as a whole or in part.

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Gary Carver
gcarver@savills.com
Direct: +44 (0) 2920 368 963
Mobile: +44 (0) 7972 000 171



Beverly Williams
beverly.williams@brinsons.co.uk
Direct: +44 (0) 29 2086 7711