



**First Floor Ffos Caerffili , Park Lane, Caerphilly, CF83 1BN**  
**£150 pcm | Available 01 July 2025 | 1 bedroom**



- **Furnished**
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- **EPC Rating**  
[[EPCImages.EERImage.CurrentAsLetter]]

**\*\* AVAILABLE NOW \*\* OFFICE SPACE \*\* WITHIN THE NEW FFOS CAERFFILLI MARKET \*\* GREAT LOCATION \*\***

## Description

James Douglas are delighted to offer this fantastic office space to rent in the new Ffos Caerffilli market to rent. The office is set in a great location surrounded by bustling food vendors and stalls with a range of offerings, within the Ffos Caerphilli market. With the site being location only a 5 minute walk to the train station, and easy access to other public transport this is an ideal location with easy accessibility. The office space is situated on the first floor and will accommodate a multitude of different businesses. There are car parks within the surrounding areas.

## Key Details

Monthly Rent: £150 per week (Inclusive of VAT)

Deposit: £750

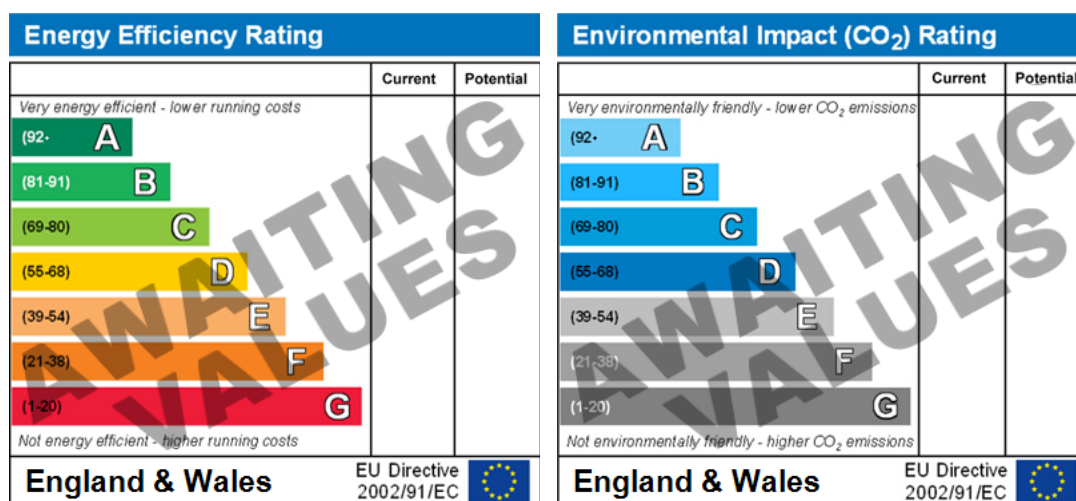
Holding Deposit: TBC

EPC Rating: n/a

Council Tax Band: Exempt from business rates (small business exemption)

Building Materials: Steel and mixed materials.

Sewerage Supply: Welsh Water but nothing within the unit itself.



### Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

#### Before the tenancy starts (payable to James Douglas)

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

#### During the tenancy (payable to the landlord/managing agent if permitted and applicable)

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

#### Other permitted payments

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

**If you wish to rent a property as a company tenant, there is a £300 application fee.**