

OFFICE TO LET

6 CEFN COED

Parc Nantgarw, Treforest, CF15 7QQ



Key Highlights

- 555.34 sq m (5,978 sq ft) – May split floor by floor
- High quality office accommodation
- 21 car parking spaces
- Good range of amenities close-by

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Location

Cefn Coed is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to J32 of the M4 just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities. Additionally, the property is situated 1.3 miles (2.1 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.

Description

The property comprises a self-contained, two storey office building which provides high quality office space with a specification including:

- Suspended ceilings
- Fully accessible raised floors
- Recessed LG3 and LED lighting
- Shower facilities
- Gas central heating
- Passenger lift
- Kitchen facilities
- Male, female and disabled WC's

Accommodation

AREA	SQ M	SQ FT
Ground floor	281.88	3,034
First floor:	273.46	2,944
Total	555.34	5,978

Floor by floor lettings will be considered.

Parking

There are 21 parking spaces available with the offices.

Rent

Rent: £14.50 per sq ft.

Estate Service Charge

An estate service charge is payable. Further details are available on request.

Business Rates

Rateable Value	£58,000 per annum
Rates Payable (18/19)	£30,392 per annum

Interested parties should make their own enquiries with the local rating authority to verify business rates.

EPC

The property has an asset performance rating of 56 (C Rating).

Contact

Gary Carver

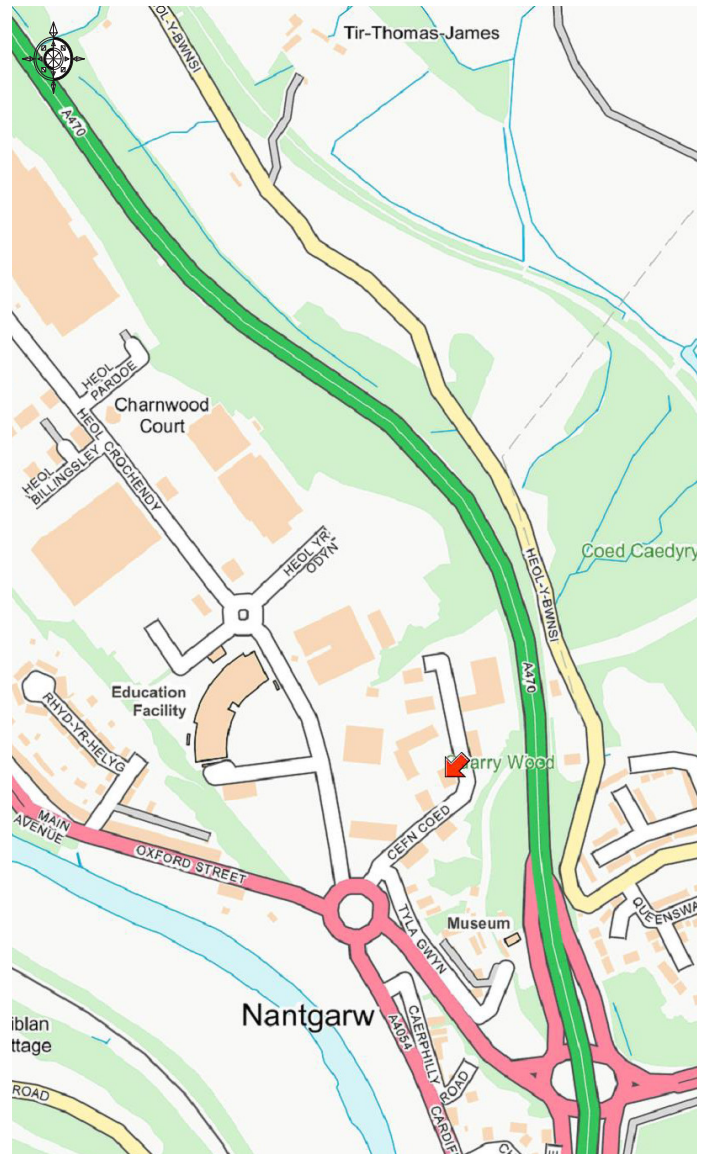
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Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills.

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