

TO LET - OFFICE

UNIT 6

Cefn Coed, Parc Nantgarw, CF15 7QQ



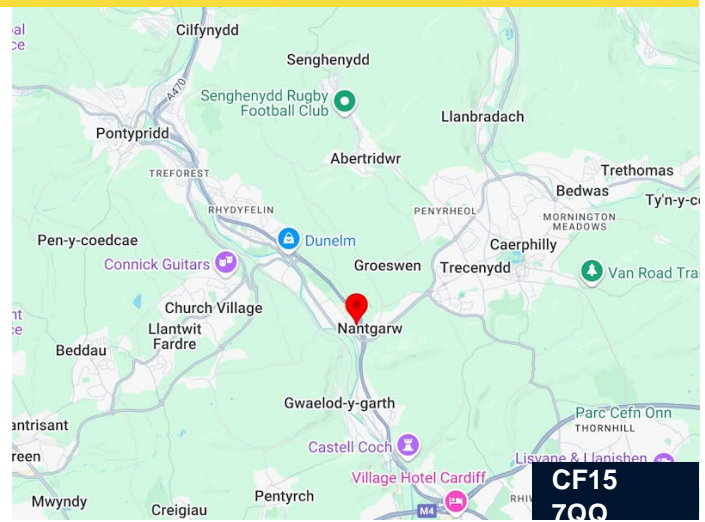
Key Highlights

- 3,034 sq ft
- Passenger Lift
- Kitchen/Breakout Area
- 21 Parking Spaces
- LED Lighting

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a self-contained, two storey office building which provides high quality office space with a specification including: • suspended ceilings; recessed LG3 and LED lighting; gas central heating; kitchen/breakout area; fully accessible raised floors; shower facilities; Passenger lift and male, female and disabled WC's

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,034	281.87	Available
1st	2,944	273.51	Let
Total	5,978	555.38	

Parking

There are 21 parking spaces available with the offices.

Estate Service Charge

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

Rent

£13.50 per sq. ft. pa.

VAT is applicable.

Business Rates

Rateable Value: £58,000

Rates Payable (25/6): £32,944 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)

Terms

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

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or Emanuel Jones



Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

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