

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.

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BR2855PP/0524

**TO LET**  
**OFFICE SUITE (UNIT 7)**  
**MAESYCOED PONTYRIDD CF37 1DZ**  
**RENT £ 14,332 P/A**  
**SERVICE CHARGE £ 19,110 P/A**



**MAIN FEATURES**  
**D.D.A. COMPLIANT GROUND FLOOR OFFICE SUITE**  
**177.53 SQ MT (1911 SQ FT)**  
**ON SITE CAR PARKING (subject to availability)**  
**CENTRAL PONTYPRIDD LOCATION**  
**EASY ACCESS TO THE TOWN CENTRE, TRAIN STATION,**  
**PUBLIC CAR PARKS & A470**  
**AVAILABLE IMMEDIATELY**

*Notice To Prospective Purchasers*

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only), for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Offices at Cardiff & Tonypandy  
Barbara Rees is a trading style of Barbara Rees Ltd Registered in Wales No 4373054  
Registered Office 144a Crwys Road Cardiff CF24 4NR



**BR2855PP/1021**

**OFFICE SUITE TO LET MAESYCOED PONTYPRIDD CF37 1DZ**

**DESCRIPTION LOCATION & DIRECTIONS;** On behalf of the National Union Of Mineworkers Barbara Rees Commercial is pleased to offer this ground floor office suite comprising of an entrance lobby / reception room, 6 office rooms, kitchenette and male / female wc's.

The office suite is located in the National Union Of Mineworkers Complex at Maesycod (rear of Sardis Road and adjacent to the main Sardis road public car park / Maritime Industrial estate) in Pontypridd.

There is easy access to the town centre, public car parks, train and bus stations and the main Cardiff / Pontypridd / Merthyr Tydfil / Trunk road (A470 which links up with the M4 at J32 Cardiff).

See the map inlay below for local directions.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via Barbara Rees Commercial.

**UNIT NUMBER & LOCATION;** Unit 7, ground floor.

**INTERNAL AREA;** 177.53 sq mt ( 1911 sq ft ).

**EXTERIOR;** On site car parking and private grounds. Allocated car parking is possible (subject to negotiation, and availability).

**RENT;** £14,332 per annum.

**SERVICE CHARGE;** £10.00 per sq ft = £19,110 P/A. The service charge includes, heating & lighting / electricity / water / on-site rubbish disposal / janitor services, but excludes business rates and broadband.

**LEASE TERMS / COSTS ;** Flexible / by negotiation (please call to discuss terms). Typically a minimum term of 12 months, rent is payable 3 months in advance, no deposit required.

**USER;** Believed to fall within use class A2 / B1 / B2 (1987 planning act use class orders as amended).

**EPC RATINGS;** 139 / 141 / 190.

**BUSINESS RATES;** This unit is eligible for rates relief.

**GENERAL NOTES;** Any information contained herein should be verified by prospective tenants or their advisors prior to any formal commitment to rent. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via their advisors.

