

TO LET - OFFICE

WILLIAM PRICE BUSINESS PARK

The Sidings, Treforest, CF37 1DL



Key Highlights

- 3,948 sq ft up to 4,263 sq ft
- Parking
- TO LET
- Available separately or as a whole
- Close to Treforest Station and University of South Wales

2 Kingsway
Wales CF10 3FD

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Description

The properties comprise two detached office blocks, which provide two/three storey accommodation under pitched tile roofs with externally rendered façades and double glazed windows. Internally, the properties benefit from a specification including; perimeter trunking, carpeted floors, gas central heating, suspended ceilings, recessed and ceiling mounted lighting and male, female and disabled wc's.

Location

The properties are situated on The Sidings, immediately west of Treforest Railway Station which provides direct access into Cardiff Central Station (35 mins). The properties also benefit from good road access, with the A470 located approximately 2 minutes away via the B4595. The properties are located in close proximity to the University of South Wales Treforest Campus. Pontypridd town centre is located 1 mile to the north west of the properties where there are a range of amenities available. Pontypridd Retail Park is located approximately 1 mile away which includes a Sainsbury's Superstore and B&Q. Other amenities in the area include the National Lido of Wales which is located in Ynysangharad Park.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft | sq m | Availability |
|-----------------------------|--------------|---------------|--------------|
| Building - Endeavour House | 4,263 | 396.05 | Available |
| Building - Innovation House | 3,948 | 366.78 | Available |
| Total | 8,211 | 762.83 | |

Lease Term

The properties are available to let for a term to be agreed. The lease will need to include landlord break options.

Rent

£6.50 per sq ft pa.

Rates

TBC

EPC

TBC

Viewing

Strictly via Savills

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