

**OFFICE TO LET**

# Unit 6

Parc Nantgarw, CF15 7QQ



## Key Highlights

- 10 Parking Spaces
- Passenger Lift
- LED Lighting
- Kitchen/Breakout Area

2 Kingsway  
Cardiff  
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

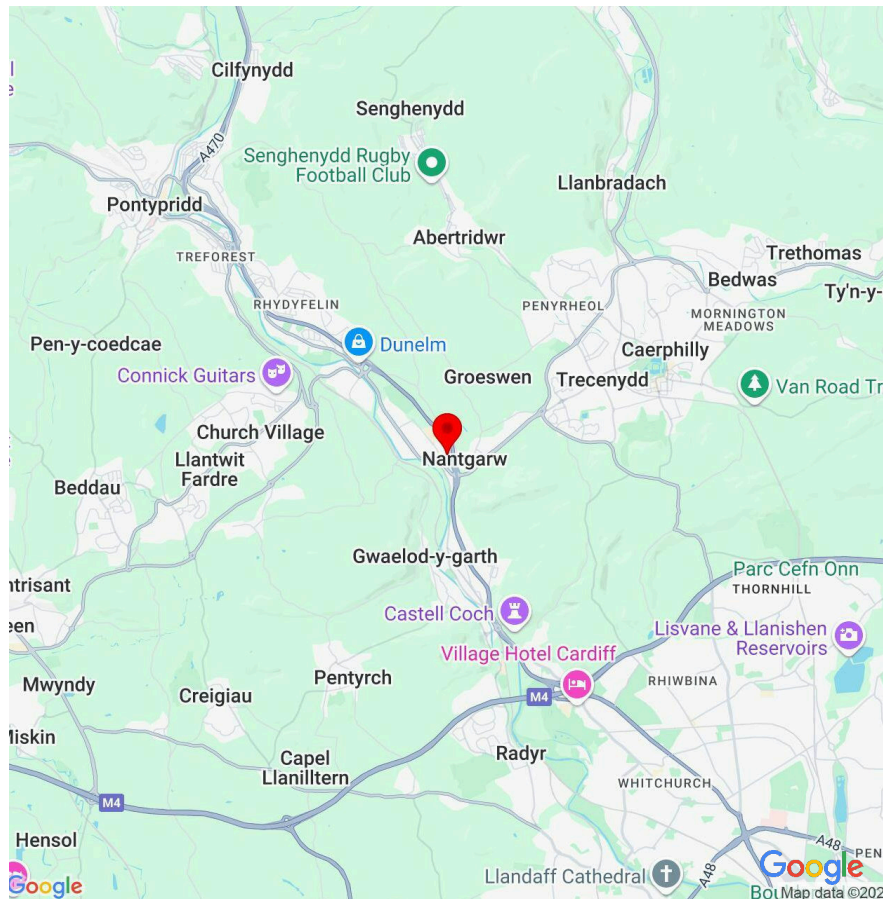
## ACCOMMODATION

The accommodation comprises the following areas:

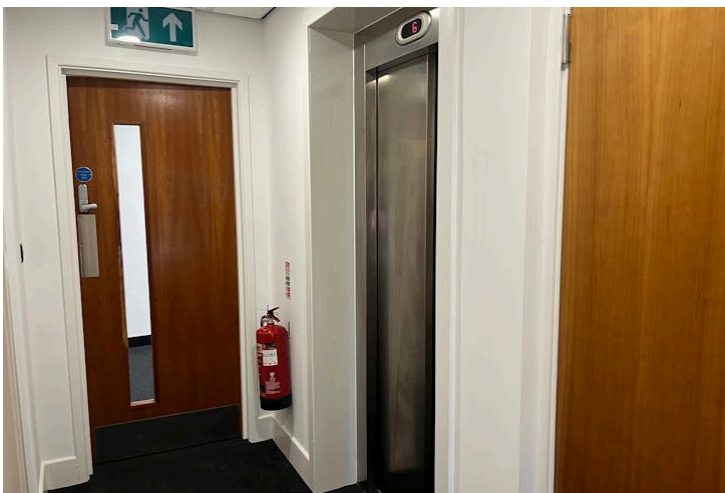
FLOOR AREA	SQ FT	SQ M
Ground	3,034	282
<b>TOTAL</b>	<b>3,034</b>	<b>282</b>

## 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.



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## VIEWINGS

Strictly by appointment via Savills or Emanuel Jones

## LEGAL COSTS

Each party to bear their own legal costs.

## ESTATE SERVICE CHARGE

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

## BUSINESS RATES

Rateable Value: £31,000  
Rates Payable: £5.13 per sq ft

## PARKING

There are 10 parking spaces available with the offices.

## TERMS

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

## EPC

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

## RENT

£13.50 per sq. ft. pa. VAT is applicable.

## CONTACTS

For further information please contact:

**Gary Carver**

gcarver@savills.com  
07972000171  
02920 368 963

**Will Evans**

will.evans@savills.com  
07870 999243

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