

5-7 CEFN COED BUSINESS PARC

PARC NANTGARW, TREForest, RHONDDA CYNON TAFF, CF15 7QQ



High quality office building with comfort cooling

TO LET | Office

20,895 sqft (1,941.21 sq m)

£282,500 per annum (Excl.)

Key Features

- High quality detached office building
- Established office location with surrounding amenities
- Excellent road links - adjacent to A470 and close proximity to Junction 32 of the M4
- Public transport links - rail and bus
- Requirements from 5,096 sq ft to 20,895 sq ft can be accommodated
- Comfort cooling, raised access floors
- New Lease available



Description

Accommodation

5-7 Cefn Coed was constructed in the early 2000's comprises a self-contained, two storey office building which provides high quality office space with a specification including:

- Air conditioning / Comfort cooling
- Raised access floors
- Suspended ceilings
- Recessed lighting
- Fully carpeted with floor boxes
- Two passenger lifts
- Male, female and disabled WCs
- Double glazing
- Showers on both floors
- Cycle racks

The building comprises the following area:

Reception	51.2 sq m (511 sq ft)
Ground Floor South	473.4 sq m (5,096 sq ft)
Ground Floor East	473.4 sq m (5,096 sq ft)
First Floor South	473.4 sq m (5,096 sq ft)
First Floor East	473.4 sq m (5,096 sq ft)
TOTAL	1,944.8 sq m (20,895 sq ft)

80 car parking spaces, a ratio of 1 space per 255 sq.ft

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Further info visit:

<https://www.jenkinsbest.com/properties/preliminary-details-5-7-cefn-coed-business-parc-parc-nantgarw-treforest-rhondda-cynon-taff-cf15-7qq/>

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

Tenure & Terms

Cefn Coed is available in its entirety, on a floor by floor or wing by wing basis by way of a new lease on a Full Repairing and Insuring basis for term to be agreed.

Rent

£13.50 per sq ft (Excl.) VAT payable in addition.

Rateable Value

Tenant to be responsible for all business rates payable. Rateable Value £202,000 (2017 List). Based on the current Multiplier of 53.5 pence (2022/23) this equates to a Rates Payable of £108,070 per annum Contact Rhondda Cynon Taff for additional information.

Estate service charge / building insurance

If Let as whole no building service charge will exist. If Let in part / sub-divided a building service charge will be implemented to cover the maintenance and upkeep of common areas. A wider estate / business park service charge is applicable - current annual budget contribution for the whole building is £1,825 Excl. - to cover upkeep / management of wider business park - Cefn Coed Building Insurance Premium to be confirmed.

Legal costs

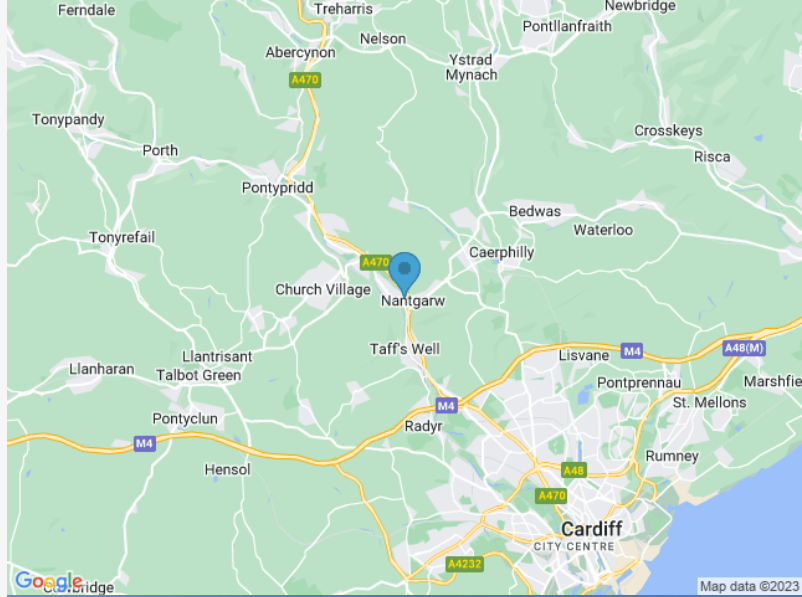
Each party responsible for their own legal and professional costs.

Energy Performance Certificate

The building has an EPC rating of D 95.

Further information

For further information and to arrange an inspection, please contact joint agents Jenkins Best and Savills Henry Best T: 07738 960012 E: henry@jenkinsbest.com Gary Carver (Savills)



Disclaimer

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they give notice that:

1. Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:
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7. Details of this particular is subject to change. For the latest information please contact Jenkins Best.

March 2023

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