



## Unit 9 Magden Park

Ely Valley Road, Llantrisant, CF72 8XT

**SECOND FLOOR HIGH QUALITY  
OFFICE TO LET  
1618 sq ft (150.32 sq m)**

- + Comfort cooling system throughout
- + Fully accessible raised floors
- + Suspended ceiling & recessed lighting
- + Fully carpeted
- + Modern kitchen unit
- + Double glazed windows
- + Self contained WC's
- + DDA compliant with passenger lift

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Llantrisant is located in the county of Rhondda Cynon Taff approximately 13 miles north west of Cardiff via the A4232. Junction 34 of the M4 Motorway lies 4 miles to the south of Llantrisant accessed via the A4119 dual carriageway.



Magden Park is positioned adjacent to the A4119 and is in close proximity to Llantrisant Business Park. The site benefits from a Brewers Fayre, Premier Inn hotel and a recently developed Costa Coffee drive thru. British Airways Avionic Engineering, The Welsh Blood Service and Royal Glamorgan Hospital are a few of the notable businesses situated nearby.

Talbot Green Retail Park is conveniently located only a few minutes drive away that provides a range of amenities including a Tesco Extra, M&S, Boots, Specsavers, Nandos and Pizza Hut.

**DESCRIPTION**

Magden Park is an out of town office development consisting of 9 self contained office buildings with allocated on site car parking. Unit 9 is located towards the northern end of the development with the vacant space being at second floor level. Other occupiers in the building include NFU Mutual and Elite. The offices provide modern, open plan work space with the following specification;

- + Comfort cooling system throughout
- + Fully accessible raised floors
- + Suspended ceiling with recessed lighting
- + Fully carpeted
- + Modern kitchen unit
- + Double glazed windows
- + Self contained WC's
- + DDA compliant with passenger lift

**ACCOMMODATION**

The property comprises the following approximate areas:-

Second floor	1618 sq ft	(150.32 sq m)
<b>Total Area</b>	<b>1618 sq ft</b>	<b>(150.32 sq m)</b>

**RENT**

£13.50 per square foot per annum exclusive.

**CAR PARKING**

There are 6 allocated car parking spaces with the suite.

**LEASE TERMS**

The property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

**EPC**

The property has an EPC in Band C (51-75).

**VAT**

The property has been elected for VAT and will be charged where applicable.

**BUSINESS RATES**

We understand that the rateable value of the office suite is £17,250 and the rates payable for year ending March 2020 is £9,074.

Interested parties should rely on their own enquiries with the local authority.

**VIEWING**

Strictly by appointment through sole agents:-

**Emanuel Jones**

6 Ty-Nant Court  
Morganstown  
Cardiff CF15 8LW  
Tel: 029 2081 1581

Contact: Rob Emanuel / Rhys Williams  
Email: rob@emanuel-jones.co.uk  
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY



## Unit 9 Magden Park: 2nd Floor

Ely Valley Road, Llantrisant, CF72 8XT

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