



## 5 Melin Corrwg Business Parc

Cardiff Road, Upper Boat, Rhondda Cynon Taff, CF37 5BE

**TO LET**

**GROUND FLOOR OFFICE SUITE WITH  
PARKING**

**1,650 sq ft (153.30 sq m)**

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Perimeter trunking
- + Passenger lift
- + Male, female and disabled WC's
- + 6 parking spaces

029 2081 1581

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



**LOCATION**

Melin Corrwg Business Parc is located on Cardiff Road at Upper Boat on the northern edge of Treforest Industrial Estate. The A470 Upper Boat interchange is in close proximity to the development with Junction 32 of the M4 motorway within a 5 minute drive.

The development benefits from excellent transport links with regular bus routes servicing Cardiff Road and Treforest Estate train station within a 20 minute walk.

Unit 5 is located at the northern end of the development towards Hawthorn. When entering the parc turn right towards buildings 5-6.

**DESCRIPTION**

Unit 5 is a modern semi detached office building with accommodation over two floors. The first floor is currently occupied by Butler and Young with the ground floor currently vacant.

The ground floor offers flexible open plan office space with the ability to create partitioned walls if required.

The internal specification is excellent incorporating;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed lighting
- + Perimeter trunking
- + Fully carpeted
- + Double glazed windows with blinds
- + Passenger lift
- + Kitchen point on each floor
- + Male, female and disabled WC's
- + Independent electricity and water supply

**ACCOMMODATION**

Ground Floor 1,650 sq ft | (153.30 sq m)

**CAR PARKING**

6 parking spaces are available with the ground floor.

**LEASE TERMS**

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**RENT**

£18,750 per annum exclusive.

**SERVICE CHARGE**

Occupiers contribute a fair proportion of the cost of maintaining the estate and internal common areas, further details on request.

**VAT**

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

**EPC**

The property has an Energy Performance Certificate in Band C. A copy of the EPC is available on request.

**BUSINESS RATES**

We understand that the rateable value of the property is £19,000 and the rates payable for the year ending March 2020 is £9,994.

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

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

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



September 2019

**5 Melin Corrwg Business Parc,  
 Upper Boat, Pontypridd, CF37 5BE**

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