



Suites 4 and 5, 1-2 Melin Corrwg Business Parc  
Cardiff Road, Upper Boat, Rhondda Cynon Taff, CF37 5BE

**TO LET**

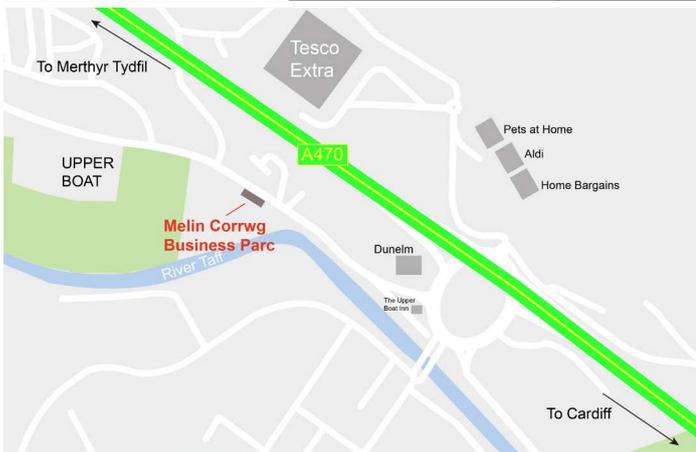
**FIRST FLOOR OFFICE SUITES  
WITH PARKING**

**1,000 sq ft - 2,200 sq ft**

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Perimeter trunking
- + Passenger lift
- + Male, female and disabled WC's
- + 8 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.

1-2 Melin Corrwg is located at the southern end of the development towards Treforest. When entering the parc turn left and drive along the lane to the first building.

### DESCRIPTION

Unit 1-2 is a modern semi detached office building with accommodation over three floors. The ground floor is currently occupied by Fullstop Law and Underwoods whilst the lower ground floor is occupied by Freshflow Marketing.

The available offices are located on the first floor of the building. The open plan, flexible working space can be split into two suites or taken as a whole.

The internal specification is excellent incorporating;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed lighting
- + Perimeter trunking
- + Fully carpeted
- + Double glazed windows with blinds
- + DDA compliant passenger lift
- + Male, female and disabled WC's
- + Independent electricity and water supply

### ACCOMMODATION

Suite 4	1,000 sq ft		( 92.90 sq m)
Suite 5	1,200 sq ft		(111.48 sq m)
Total	2,200 sq ft		(204.38 sq m)

### CAR PARKING

8 parking spaces are available with the first 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

£7.50 psf per annum exclusive.

### SERVICE CHARGE

The tenant will be responsible for a fair proportion of the building service charge. 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 first floor is £23,500 and the rates payable for the year ending March 2022 is £12,572.50.

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

SUBJECT TO CONTRACT AND AVAILABILITY



March 2021

Suites 4-5, 1-2 Melin Corrwg Business Parc,  
 Upper Boat, Pontypridd, CF37 5BE

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