



## Unit C, Upper Boat Business Centre, Pontypridd, CF37 5BP

**FOR SALE**

**MODERN HYBRID BUSINESS UNIT  
WITH CAR PARKING**

**2,673 sq ft (248.32 sq m)**

- + £250,000 for the freehold interest
- + Comfort cooling system throughout
- + Suspended ceilings with LED lighting
- + 5 car parking spaces

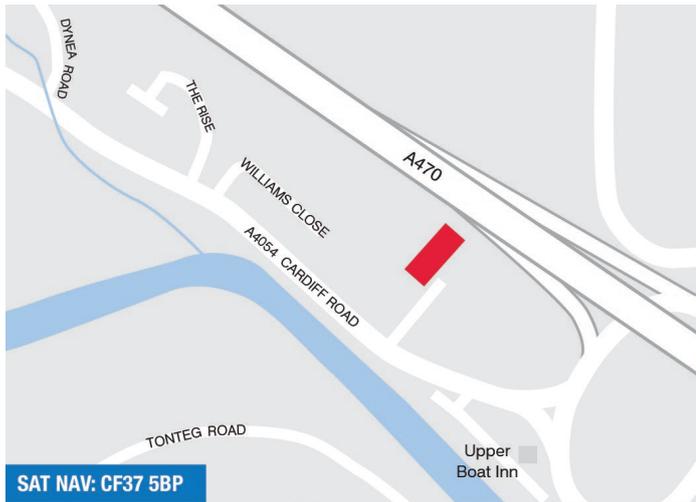
029 2081 1581

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

**LOCATION**

Upper Boat Business Centre, Pontypridd is recognised as one of the leading locations for commercial business in south Wales due to its excellent travel network being adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway. It is also situated 3 miles north of Junction 32 of the M4 Motorway.

Notable occupiers in close proximity to the property include Dunelm and the Upper Boat Inn public house.



**DESCRIPTION**

The available property comprises a modern two storey mid terraced hybrid unit. The first floor provides high specification offices whilst the ground floor offers usable storage accommodation.

The full specification of the property is as follows;

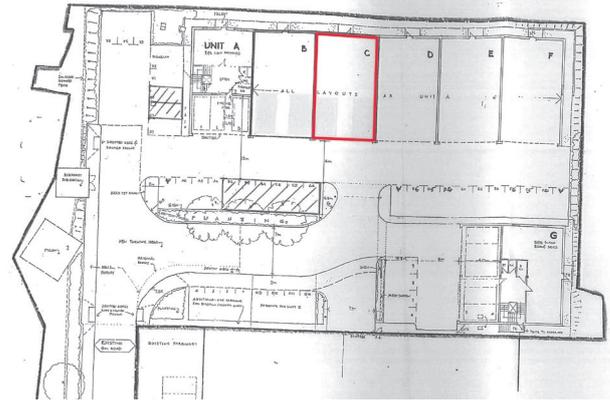
- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed LED lighting
- + Carpeted floors
- + Perimeter trunking
- + Modern glazed partitions
- + Kitchen facilities at ground and first floor
- + Modern male, female & disabled WC's
- + Electric roller shutter

**ACCOMMODATION**

Ground Floor	1,120 sq ft		(104.05 sq m)
First Floor	1,553 sq ft		(144.27 sq m)
<b>Total</b>	<b>2,673 sq ft</b>	<b> </b>	<b>(248.32 sq m)</b>

**CAR PARKING**

5 car parking spaces are included with the property, 4 external and one undercroft space.



**PURCHASE PRICE**

£250,000 for the freehold interest with vacant possession.

**BUSINESS RATES**

We understand that the rateable value of the property is £14,000 and the rates payable for year ending March 2022 is £7,490 (£53.3p).

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

**VAT**

The property has been elected for VAT and will be charged on the purchase price.

**EPC**

The property is to be assessed.

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza  
 Email: rhys@emanuel-jones.co.uk  
 carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2021

**Unit C, Upper Boat Business Centre,  
 Pontypridd, CF37 5BP**

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.