



# Ground Floor, Castle House

Cardiff Road, Taffs Well, Cardiff, CF15 7RD

**TO LET**

**GROUND FLOOR OFFICE WITH  
PARKING**

**2,070 sq ft (192.00 sq m)**

- + £17,600 per annum
- + Suspended ceilings with recessed lighting
- + Solid floors with carpet throughout
- + Communal WC facilities
- + 4 car parking spaces

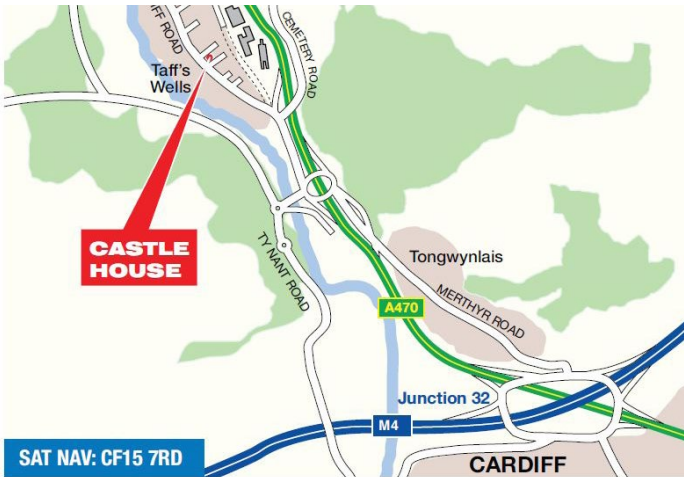
029 2081 1581

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

**LOCATION**

The property is situated in the centre of Taffs Well, a popular residential area just north of Cardiff. Taffs Well can be accessed via the A470 and the A4054 Cardiff Road. The A470 is less than half a mile from the property which gives direct access onto the M4 Motorway at Junction 32 and beyond to Cardiff City Centre.

Approximately half a mile to the south of the property there are the Ty-Nant Court and Riverside Court office developments, whilst the extremely well established and popular Treforest Industrial Estate is about 2 miles to the north.



**DESCRIPTION**

The Suite is located on the ground floor of a three storey multi-let office building together with a shared car park to the rear. The Suite benefits from the following specification:

- + Suspended ceilings with recessed lighting
- + Solid floor with carpet throughout
- + Perimeter trunking for power and data
- + Gas fired central heating with perimeter radiators
- + Communal WC facilities
- + 4 car parking spaces

The entrance is located to the front of the building and is shared with the other two floors.

**ACCOMMODATION**

The areas have been measured on a net internal area basis and provide the following;

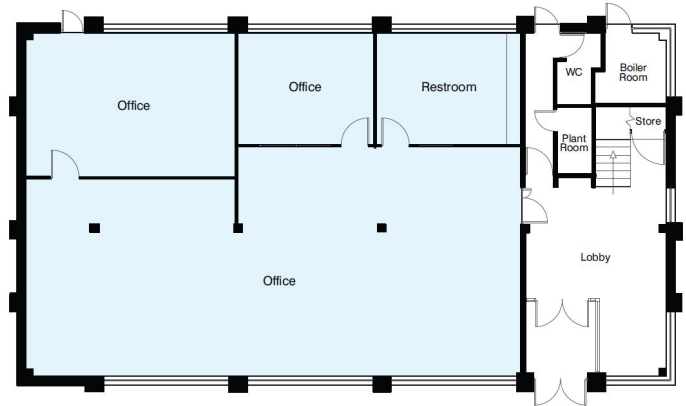
Ground Floor                      2,070 sq ft |    192.00 sq m

**CAR PARKING**

To the rear is a car park. The available Suite has 4 allocated spaces.

**LEASE TERMS**

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



**RENT**

£17,600 per annum exclusive.

**SERVICE CHARGE**

The tenant will be responsible for a fair proportion of the building service charge. Further details on request.

**BUSINESS RATES**

We understand the rateable value of the property is split into two assessments, as per the below:

Description	Rateable Value
Ground Floor Front	£8,100
Ground Floor Rear	£2,800

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

**EPC**

The property has an EPC of B (43). A full copy of the certificate can be provided upon request.

**VAT**

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

**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



April 2022

**Ground Floor, Castle House**  
 Cardiff Road, Taffs Well, Cardiff, CF15 7RD

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.