



## 6 Melin Corrwg Business Parc

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

**TO LET**

**MODERN OFFICE BUILDING WITH  
PARKING**

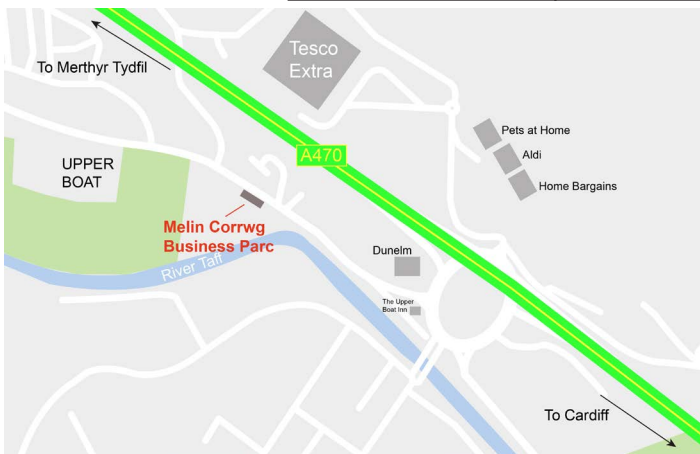
**3,300 sq ft (306.60 sq m)**

- + Comfort cooling system throughout
- + Suspended ceilings with recessed lighting
- + Perimeter trunking
- + Passenger lift
- + Male, female and disabled WC's
- + 12 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 6 is located at the northern end of the development towards Hawthorn. When entering the parc turn right towards buildings 5-6.

### DESCRIPTION

Unit 6 is a modern semi detached office building with accommodation over two floors. Each floor is identical in terms of size, providing open flexible working space.

The internal specification is excellent incorporating;

- + Comfort cooling system throughout
- + Suspended ceilings incorporating recessed LED lighting
- + Modern glass partitioning
- + Kitchen facilities on each floor
- + Dado trunking
- + Fully carpeted
- + Double glazed windows with roller blinds
- + DDA compliant with platform lift
- + Male, female and disabled WC's
- + Independent electricity and water supply

*THE OFFICES COULD BE SPLIT ON A FLOOR BY FLOOR BASIS*

### ACCOMMODATION

Ground Floor	1,650 sq ft		(153.30 sq m)
First Floor	1,650 sq ft		(153.30 sq m)
Total	3,300 sq ft		(306.60 sq m)

### CAR PARKING

12 parking spaces are available with the property.

### 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

£37,500 per annum exclusive.

### ESTATE SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaininn the estate, 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 £36,250 and the rates payable for the year ending March 2024 is £19,393.75.

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

### 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



December 2023

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

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