

The Barn, D9 Treforest Industrial Estate, Pontypridd, CF37 5UR

emanueljones
chartered surveyors



Location

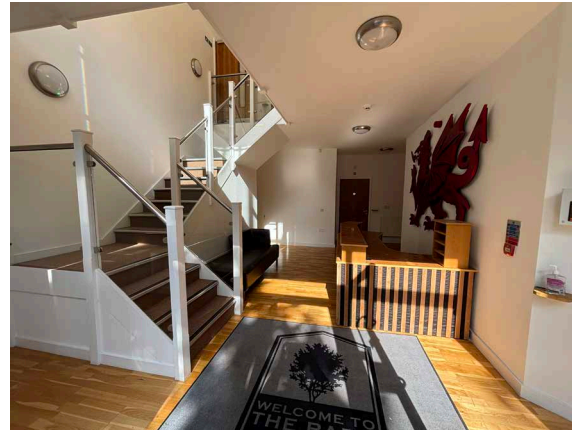
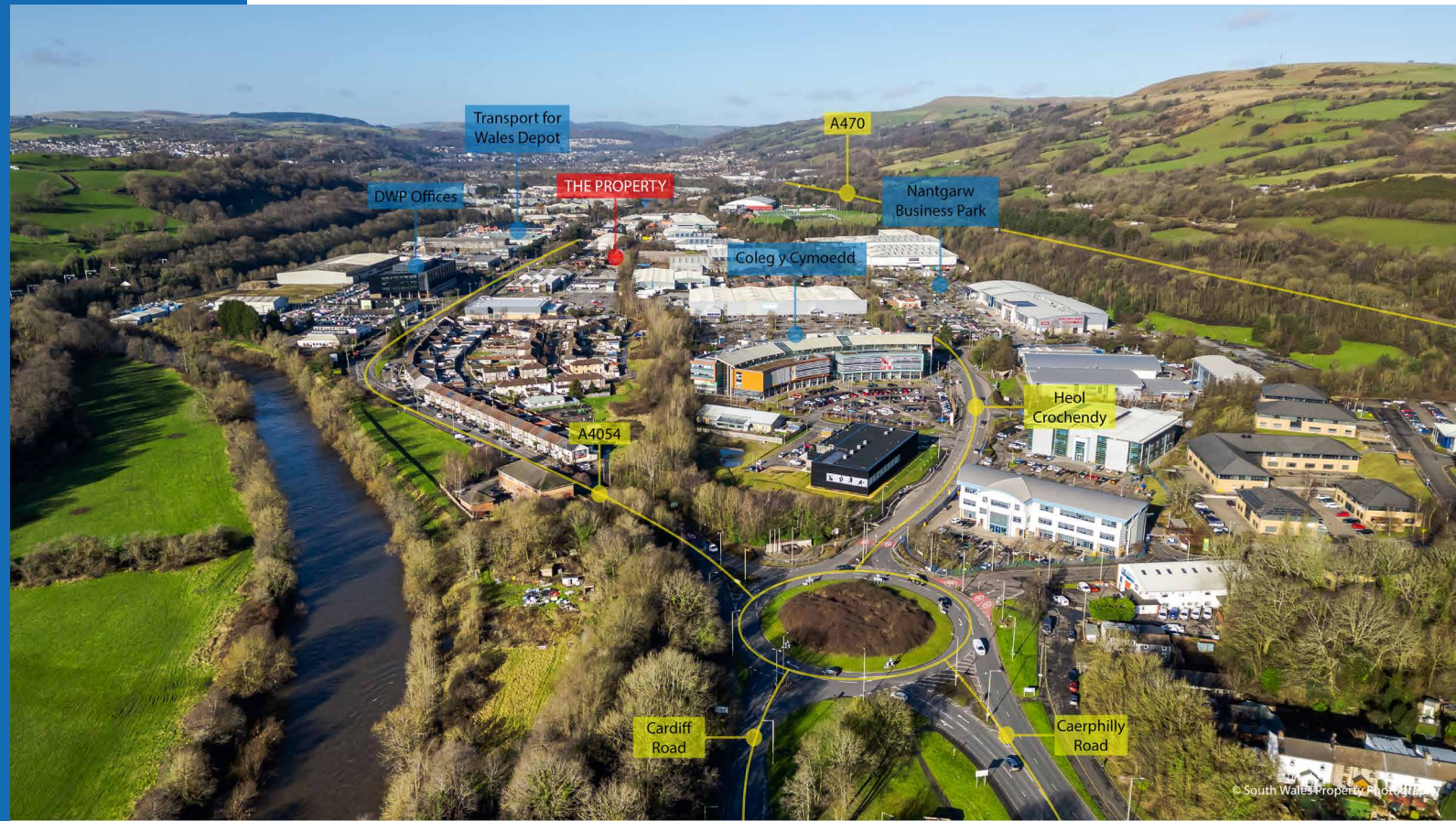
Treforest Industrial Estate is home to South Wales' most established distribution and manufacturing operators.

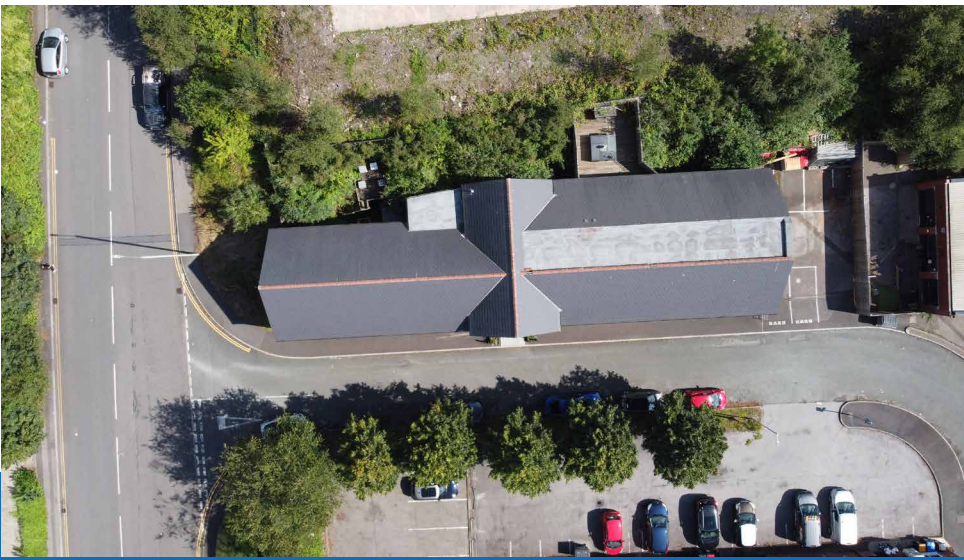
The estate offers excellent transport links, with the A470 Dual Carriageway nearby, connecting to Junction 32 of the M4 Motorway, approximately three miles to the south.

Additionally, the estate benefits from a dedicated train station, providing a 20-minute journey to Cardiff City Centre.

The property is situated a short distance from Main Avenue, the primary thoroughfare of the development.

Notable occupiers in close proximity include the Post Office, Marlo's Café and the Department for Work and Pensions.





DESCRIPTION

The property is a detached office building, constructed in 2017, of steel frame construction with a pitched composite tile roof and Welsh cedar clad elevations. The design is uniquely distinctive, with the cedar wood engineered to last 50 years without maintenance.

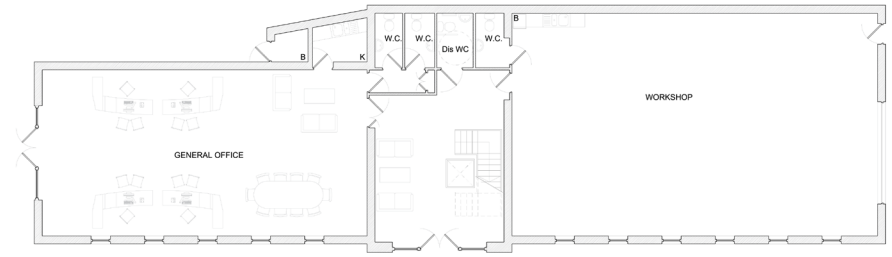
The primary entrance is centrally located within the building's footprint, flanked by north and south wings. Each wing and floor are similar in size, facilitating easy subdivision if required.

An additional entrance at the northern wing allows for the creation of a completely self-contained office space if needed. The southern ground floor wing includes an electric roller shutter, previously used for workshop access, which can be readily converted back to office use.

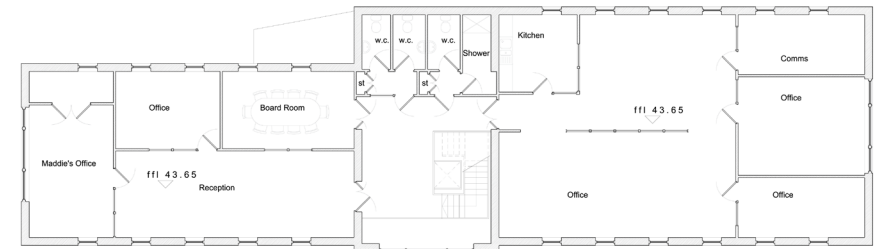
The fully glazed entrance floods the building's core with natural light. The ground floor includes male, female, and disabled WC facilities, while the first floor offers male and female WC facilities along with shower amenities.

Additional specification is as follows:

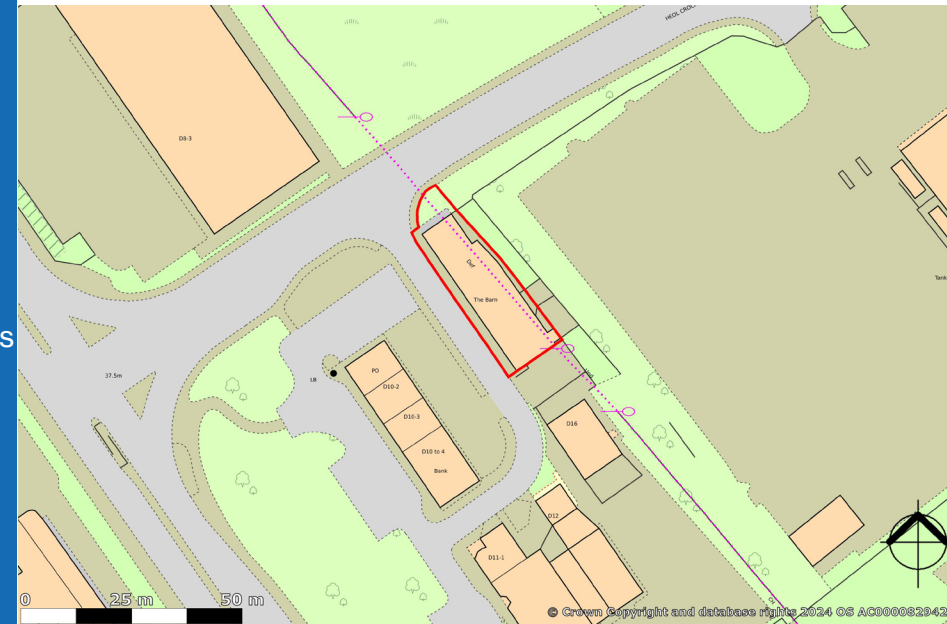
- + LED Lighting
- + Solid carpeted floors
- + Gas central heating with radiators (single boiler per wing)
- + Modern kitchen facilities
- + Aluminium double glazed windows
- + Ground Floor DDA compliant
- + Shower facilities
- + Intercom system
- + Zoned alarm system with CCTV
- + Intergrated Cat 5 cables with server cabinet (per floor)
- + Electricity meter per suite
- + Bike storage



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



© Crown Copyright and database rights 2024 OS AC000062942

ACCOMMODATION

	Sq ft	Sq m
Ground Floor	2,808	260.89
First Floor	2,918	271.09
Total	5,726	531.98

BUSINESS RATES

We understand that the property has a rateable value of £38,000 and the rates payable for the year ending March 2025 are £21,356.

Interested parties should rely on their own enquiries with the Local Authority.

VAT

The property is elected for VAT.

EPC

To be assessed.

TENURE

299 year leasehold from 9th September 2002 at a peppercorn rent (Title register – CYM99074).

PROPOSAL

We have been instructed to seek offers of £675,000 (six hundred and seventy five thousand pounds).

To be sold with full vacant possession.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

CONTACT

Rhys Williams MRICS

Tel: 02920 820 440

Email: rhys@emanuel-jones.co.uk

Luca Piazza

Tel: 02920 820 441

Email: luca@emanuel-jones.co.uk

emanueljones
chartered surveyors

September 2024