emanuel**jones**
chartered surveyors

Second Floor, Castle House

Cardiff Road, Taffs Well, Cardiff, CF15 7RD

TO LET

SECOND FLOOR OFFICE WITH PARKING

269 sq ft (24.99 sq m)

+ Flexible terms available
+ Suspended ceilings with recessed lighting
+ Solid floors with carpet throughout
+ Communal WC facilities

029 2081 1581

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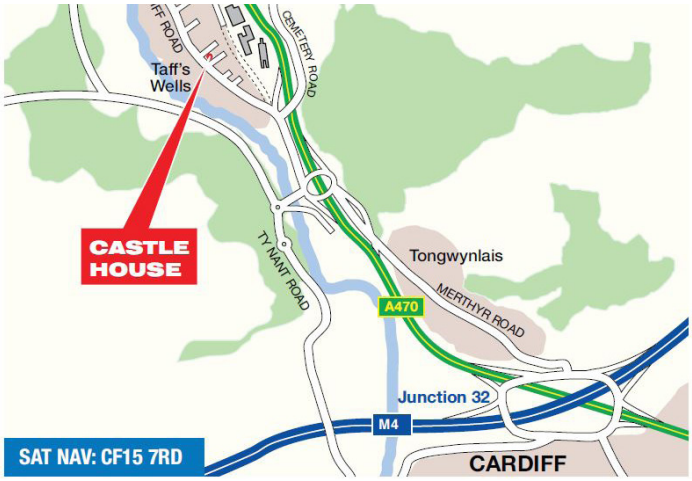
LOCATION

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 second 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
+ Communal WC facilities

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

ACCOMMODATION

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

Suite A	269 sq ft	24.99 sq m

CAR PARKING

Suite A - 1 space

The car parking is to the rear of the building.

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

Suite A - £5,100 per annum

The quoting rent includes the suites service charge contribution.

BUSINESS RATES

Suite A - No business rates payable (2023/24)

Car parking spaces are rates seperatly and may be payable.

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

EPC

The property has an EPC of D (80). 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

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January 2024

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