emanueljones

To Let

Unit 7, Magden Park

Ely Valley Road, Llantrisant, CF72 8XT

2,400 sq ft (222.96 sq m)

- Available as a whole or individual floors
- Self-contained office
- On site car parking

029 2081 1581

www.emanuel-jones.co.uk

Location

Llantrisant is located in the county of Rhondda Cynon Taff approximately 13 miles north west of Cardiff via the A4232. Junction 34 of the M4 Motorway lies 4 miles to the south of Llantrisant accessed via the A4119 dual carriageway.

Magden Park is positioned adjacent to the A4119 and is in close proximity to Llantrisant Business Park. The site benefits from a Brewers Fayre, Premier Inn hotel and a recently developed Costa Coffee drive thru. British Airways Avionic Engineering, The Welsh Blood Service and Royal Glamorgan Hospital are a few of the notable businesses situated nearby.

Talbot Green Retail Park is conveniently located only a few minutes drive away that provides a range of amenities including a Tesco Extra, M&S, Boots, Specsavers, Nandos and Pizza Hut.

Description

Madgen Park is an out of town office development consisting of 9 self contained office buildings with allocated on site car parking. Unit 7 is located towards the middle of the development with vacant space on ground and first floors. The offices provide modern, open plan work space with the following specification;

- Comfort cooling system throughout
- Fully accessible raised floors
- Suspended ceiling with recessed lighting
- Fully carpeted
- Modern kitchen unit
- Double glazed windows
- Self contained WC's
- DDA compliant with passenger lift

Accommodation

The property has been measured on a net internal area (NIA) basis and provides the following approximate areas:

Room	Area sq ft	Area sq m
Ground Floor	1,200 sq ft	111.48 sq m
First Floor	1,200 sq ft	111.48 sq m
Total	**2,400 sq ft**	**222.96 sq m**

Car Parking

There are 10 parking spaces available.

Lease Terms

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

The property may be let as a whole or on a floor by floor basis.

Rent

The office is available at a quoting rent of £13.50 per sq ft.

Service Charge

The tenant will pay a contribution towards the building and estate service charge. Further details are available on request.

Business Rates

We understand the ground and first floors are currently rated seperately. Each have a current rateable value of £14,000. Using the 2026/27 UBR (0.502) we understand the rates payable are £7,028 per floor.

Interested parties are advised to rely on their own enquiries with the local authority.

Epc

To be assessed.

Vat

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

Legal Costs

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

Viewing

Strictly by appointment through agents Emanuel Jones:-

Contact: Carlo Piazza / Rhys Williams

Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

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Contact Us:

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