emanueljones

To Let

6 Cefn Coed

Parc Nantgarw, Treforest, CF15 7QQ

3,034 sq ft (281.88 sq m)

- High quality ground floor offices
- Business park location
- Air conditioning

029 2081 1581

www.emanuel-jones.co.uk

Taffs Well
A470
Treforest Industrial Estate
Parc Nantgarw
Cefn Coed

Location

Cefn Coed office development is situated in a prominent position in Parc Nantgarw. It occupies an excellent location just off the A470 dual carriageway, which in turn links to the M4 motorway just 3 miles south, linking to other major cities and towns such as Newport, Bridgend and Swansea.

The property is in close proximity to excellent transport links, including Treforest Estate Railway Station which lies 4.6 miles north-west, as well as Taffs Well Railway Station which is 1.8 miles south.

The estate is directly adjacent to Treforest Industrial Estate, which is home to a number of South Wales' most established distribution and manufacturing operators.

Description

6 Cefn Coed comprises a self contained office building with the available accommodation being situated on the ground floor, with car parking.

The property benefits from the following specification.

- Suspended ceilings
- Fully accessible raised floors
- Recessed LG3 and LED lighting
- Gas central heating
- Air conditioning
- Kitchen facilities
- Shower facilities
- Male, female and disabled WC's

Accommodation

We understand the property provides the following approximate net internal areas:

	Area sq ft	Area sq m
Ground Floor	3,034	281.88
Total	**3,034**	**281.88**

Car Parking

10 on-site car spaces are available with the ground floor.

Rent

Quoting **£13.50** per sq ft.

Business Rates

The ground floor has a rateable value of approximately £33,250. Using the 2025/26 UBR of 0.568 this equates to rates payable of £18,886.

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

Estate Service Charge

Occupiers will be required to contribute a fair portion of the cost of maintaining the estate.

VAT

The property has been elected for VAT.

EPC

The property has an EPC rating in band C.

A full copy of the certificate can be made available upon request.

Legal Costs

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

Viewing

Strictly by appointments through joint agents Emanuel Jones and Savills:-

Contact: Rhys Williams / Luca Piazza
Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

or

Contact: Gary Carver / Will Evans
Email: gcarver@savills.com
will.evans@savills.com

Subject to Contract and Availability.

Contact Us:

029 2081 1581

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