emanueljones

To Let

Suite 6B, 3 Melin Corrwg Business Parc

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

1,415 sq ft (131.46 sq m)

- Out-of-town office development
- Comfort cooling
- DDA compliant

029 2081 1581

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 3 is located at the southern end of the development towards the A470. When entering the parc turn left towards buildings 1-3.

Accommodation

The suite provides the following approximate areas.

Room	Area sq ft	Area sq m
Suite 6B	1,415	131.46

Car Parking

There are 6 parking spaces are available with the suite.

Description

The available office suite is located at lower ground floor level. The primary access is from the rear car park although there is pedestrianised access from Cardiff Road. The office provides flexible open plan accommodation with one meeting room.

The office provides the following specification:

- Comfort cooling
- Suspended ceilings with recessed LED lighting
- Dado trunking
- Fully carpeted
- Modern kitchen units
- Double glazed windows with blinds
- Male and female WC's within the office suite
- Intercom system
- DDA compliant
- Independent electricity supply

Rent

Quoting **£17,500** per annum exclusive.

EPC

The property has an Energy Performance Certificate rating in Band C.

A full copy of the EPC is available on request.

VAT

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

Service Charge

The tenant will be responsible for a fair proportion of the building/estate service charge. Suite 6B's contribution is currently running at approximately £8,380.80 + VAT. Further details on request.

Business Rates

We understand that the rateable value of the property is £10,250 and the rates payable for the year ending March 2026 is £4,124 assuming the occupier benefits from small business rates relief.

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

Legal Costs

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

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Luca Piazza

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

Subject to Contract and Availability

Contact Us:

029 2081 1581

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