emanueljones

To Let

Office Suites 3-7, 18 Cardiff Road

Taffs Well, Cardiff, CF15 7RE

74 sq ft (6.83 sq m) - 646 sq ft (60.01 sq m)

- Range of serviced offices available
- Refurbished throughout
- Excellent transport connectivity

029 2081 1581

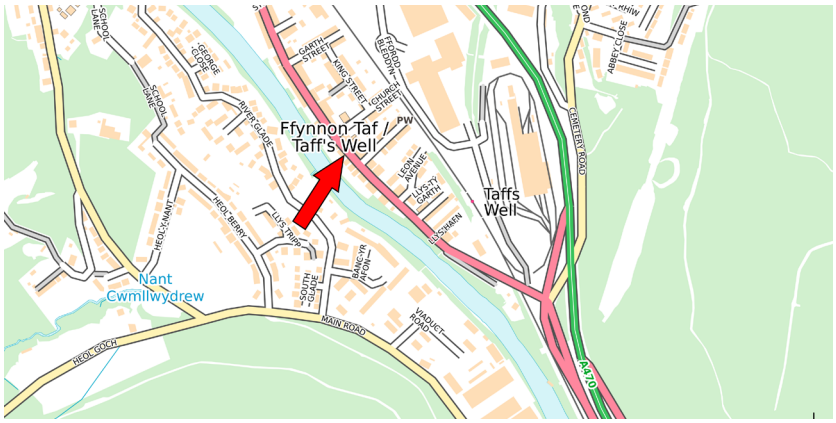
www.emanuel-jones.co.uk

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 east and west bound, as well as stretching to Cardiff City Centre.

Approximately half a mile to the south of the property are the Ty Nant Court and Riverside Court office developments, whilst the well-established and popular Treforest Industrial Estate is about 2 miles to the north.

Notable occupiers close to the property include the Post Office and Co-op convenience store.



Description

The available offices are located on the first floor within 18 Cardiff Road, a detached mixed use building. There is a communal car park at the rear which is available on a first come first serve basis. The owners carried out an extensive refurbishment of the offices with improvements to the suites and communal WC's and kitchen areas.

The specification of the offices is as follows;

- Full carpeted
- Gas central heating with radiators
- Modern shared male and female WC's
- Modern shared kitchen facilities
- High speed internet

Accommodation

The office suites provide the following approximate areas (NIA):

Description	Area sq ft	Area sq m
Suite 3 & 4	339	31.51
Suite 5	115	10.68
Suite 6	118	10.99
Suite 7	74	6.83
Total	**646**	**60.01**

Rent

Suites 3 & 4 – **£500 per calendar month** (£6,000 per annum)

Suite 5 - **£350 per calendar month** (£4,200 per annum)

Suite 6 - **£350 per calendar month** (£4,200 per annum)

Suite 7 - **£250 per calendar month** (£3,000 per annum)

Utilities and service charge are included in the rental payments.

Business Rates

We understand each suite qualifies for Small Business Rates Relief where applicable.

Interested parties should make their own enquiries with the local authority.

EPC

The property has an EPC rating in band B.

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

VAT

The property has not been elected for VAT.

Legal Costs

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

Viewing

Strictly by appointment via 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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