

5-7 CEFN COED

Parc Nantgarw, Treforest, CF15 7QQ



Key Highlights

- 473.43 sq m (5,096 sq ft) up to 1,941.19 Sq M (20,895 sq ft)
- High quality office accommodation
- 80 car parking spaces
- Good range of amenities close-by

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Location

5-7 Cefn Coed is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to Junction 32 of the M4 Motorway just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities. Additionally, the property is situated 1.3 miles (2.1 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.

Description

The property comprises a purpose built, self-contained office building with an attractive double height atrium. The property provides high quality office space, set over two floors with a specification including:

- Suspended ceilings
- Recessed lighting
- Air conditioning / comfort cooling
- Kitchen facilities
- Fully accessible raised floors
- Shower facilities
- Two passenger lifts
- Male, female and disabled WC's

Accommodation

FLOOR	SQ FT	SQ M
Reception	51.2	511
Ground Floor (South)	473.4	5,096
Ground Floor (East)	473.4	5,096
First Floor (South)	473.4	5,096
First Floor (East)	473.4	5,096
TOTAL	1,944.8	20,895

Floor by floor and part-floor lettings will be considered.

Parking

There are 80 car parking spaces available with the offices, offering a parking ratio of 1 space per 261 sq ft.

Rent

£15.00 per sq ft

Contact

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Building/Estate Service Charge

A building Service Charge will be payable if let in part. An estate service charge is payable. Further details are available on request.

EPC

To be assessed.

Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or via our joint agents Jenkins Best.

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