



# PROSPECT HOUSE, INNOVATION HOUSE & ENDEAVOR HOUSE

William Price Business Park, The Sidings, Treforest, CF37 1DL

**For Sale**

**Total Size:** 11,061 sq ft

**Car Parking:** 48 spaces



## HIGHLIGHTS

- Available as a single lot or individually
- Freehold
- Prominent location, **opposite Treforest Railway Station**
- Close to the **University of South Wales Treforest Campus**
- May be suitable for alternative uses (subject to planning)
- The buildings total **11,061 sq ft (1,032 sq m)** with additional void/storage space
- The site extends to **0.77 acres**
- **48** parking spaces



## LOCATION

The properties are situated on The Sidings, immediately west of Treforest Railway Station which provides direct access into Cardiff Central Station (35 mins).

The properties also benefit from good road access, with the A470 located approximately 2 minutes away via the B4595. The properties are located in close proximity to the University of South Wales Treforest Campus. Pontypridd town centre is located 1 mile to the north west of the properties where there are a range of amenities available. Pontypridd Retail Park is located approximately 1 mile away which includes a Sainsbury's Superstore and B&Q. Other amenities in the area include the National Lido of Wales which is located in Ynysangharad Park.



## DESCRIPTION

The properties comprise three detached office blocks, two of which provide two storey accommodation and the other providing single storey accommodation, all under pitched tile roofs with externally rendered façades and double glazed windows.

Internally, the properties benefit from a specification including; perimeter trunking, carpeted floors, gas central heating, suspended ceilings, recessed and ceiling mounted lighting and male, female and disabled wc's.

The total site area extends to 0.77 acres (0.31 hectares).

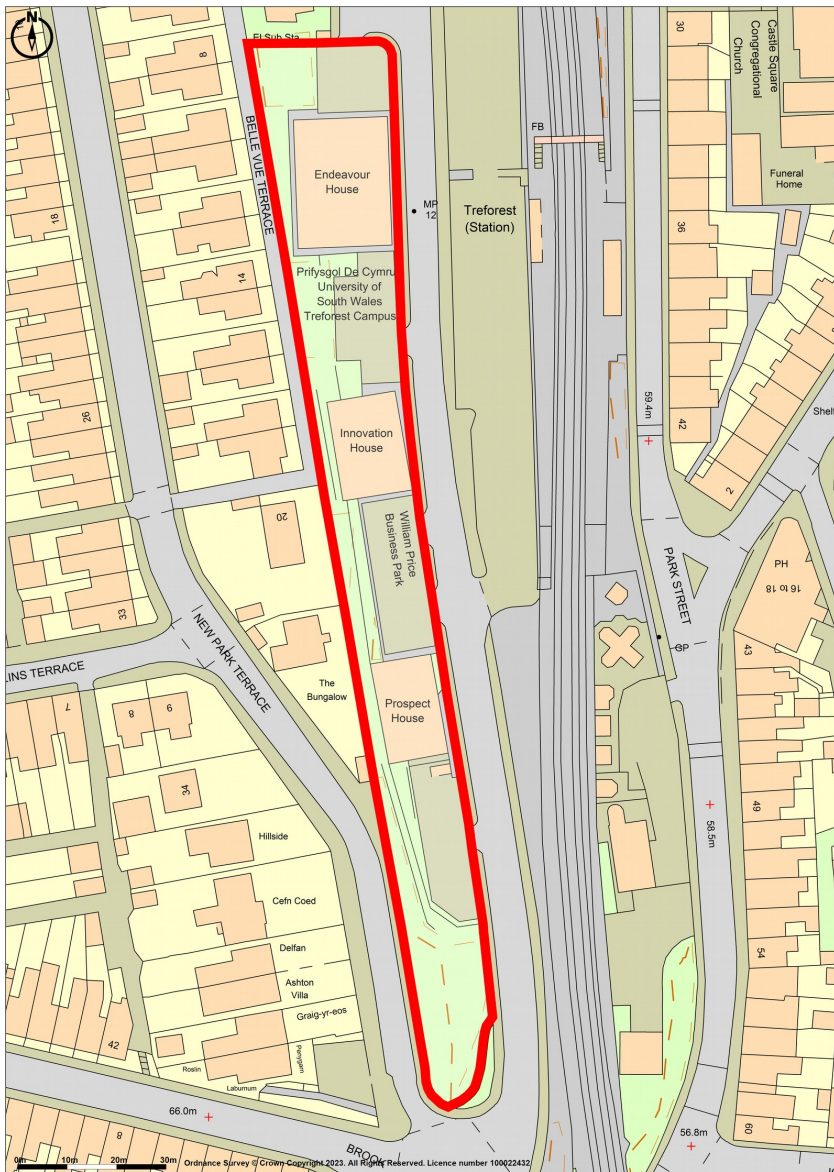
## PARKING

The properties benefit from 48 parking spaces. In the event that the properties are sold separately, the parking will be allocated accordingly. Further details on request.

## ACCOMMODATION

	INNOVATION HOUSE		PROSPECT HOUSE		ENDEAVOR HOUSE	
	sq m	sq ft	sq m	sq ft	sq m	sq ft
<b>Ground</b>	151	1,621	116	1,243	396	4,263
<b>First</b>	216	2,328	164	1,762		
<b>Total</b>	<b>367</b>	<b>3,948</b>	<b>279</b>	<b>3,005</b>	<b>396</b>	<b>4,263</b>
<b>Void</b>	56	606	57	612		





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## TENURE

Freehold.

## PLANNING

We understand that the current use class is B1. The properties may be suitable for alternative uses, subject to planning. All parties are advised to make enquiries with Rhondda Cynon Taf County Borough Council.

## BUSINESS RATES

### Innovation House

Rateable Value - £35,500  
 Rates Payable (23/24) - £18,992.50

### Prospect House

Rateable Value - £25,500  
 Rates Payable (23/24) - £13,642.50

### Endeavor House

Rateable Value - £30,250  
 Rates Payable (23/24) - £16,183.75

Interested parties should make their own enquiries of the local rating authority.

## EPC

TBC.

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## VAT

Endeavour House is not elected for VAT. The other properties are elected.

## AML

A successful bidder will be required to satisfy all requirements in relation(s) to AML when heads of terms are agreed.

## PRICE

On application.

## CONTACT

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