



TO LET

**AFON HOUSE
ABERRHONDDA ROAD
PORTH
CF39 0BA**

- Two storey purpose built office building recently refurbished to a high standard.
- Total Net Internal Area circa 5,883 ft² (546.5 m²)
- Lettings on a floor by floor or part floor basis will be considered
- Suitable for a range of uses subject to the necessary planning consents
- 25 car parking spaces
- EPC Band: C

RENT - £10.00 PER SQ FT PER ANNUM (INCLUSIVE)

LOCATION

The property is well situated on the northern side of Porth town centre, close to the residential area and on the eastern side of Aberrhondda Road (A4233). Both the train station and town centre are within walking distance.

The town of Porth is situated approximately 3 miles west of Pontypridd and 15 miles north-west of Cardiff. The town benefits from good communication links. The A4233 and A4058 both pass through Porth, with the A4233 leading north to Aberdare and the A4058 providing a direct link through Pontypridd to the A470 and subsequently Junction 32 of the M4.

DESCRIPTION

The property comprises a purpose built two-storey office building, constructed with a concrete frame and a pitched tile covered roof.

The office accommodation is split over ground and first floor levels and offers the potential for sub division. The property benefits from suspended ceilings, LED lighting throughout, perimeter trunking & cabling, double glazing, external window shutters, gas fired central heating, kitchen facilities, ladies, gents & disabled WCs. Further benefits to include a basement area for storage/archiving. The property has been recently refurbished to include redecoration throughout, new carpeting and flooring and a fully fitted kitchen area.

Externally the property perimeter is bounded via metal fencing with a gated entrance from Aberrhondda Road. The total site area is approximately 0.31 acres with a secure car park that can accommodate up to 25 cars.

ACCOMMODATION

From measurements taken onsite we have calculated the following approximate floor areas: -

Floor	Suite	Sq Ft	Situation
Ground	1	136	Available
Ground	2	159	Available
Ground	3	190	Available
Ground	4	198	Available
Ground	5	2400	Let
First	6	160	Available
First	7	305	Available
First	8	747	Available
First	9	1588	Available

Total Net Internal Area – 5,883 sq ft (546.5 sq m)

Site Area c. 0.31 acres.

Lettings on a floor by floor basis or part floor basis will be considered.

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

PLANNING

The property currently has planning for B1 office use, although the building offers the potential for a range of uses subject to obtaining the necessary planning consents. All interested parties should make their own enquiries in this regard.

TERMS

The office suites are available to let individually or collectively by way of a Full Repairing and Insuring lease on terms to be agreed. The Landlord will consider lettings of part on an internal repairing and insuring basis via a service charge.

RENT

Rent - £10.00 per sq ft per annum, inclusive of service charge, utilities, and building insurance.

BUSINESS RATES

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. We understand that VAT is payable.

ARRANGE A VIEWING

Strictly by appointment with the joint agents:

Brinsons, Eastgate, Market Street, Caerphilly, CF83 1NX

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Joshua Isaac – joshua.isaac@brinsons.co.uk

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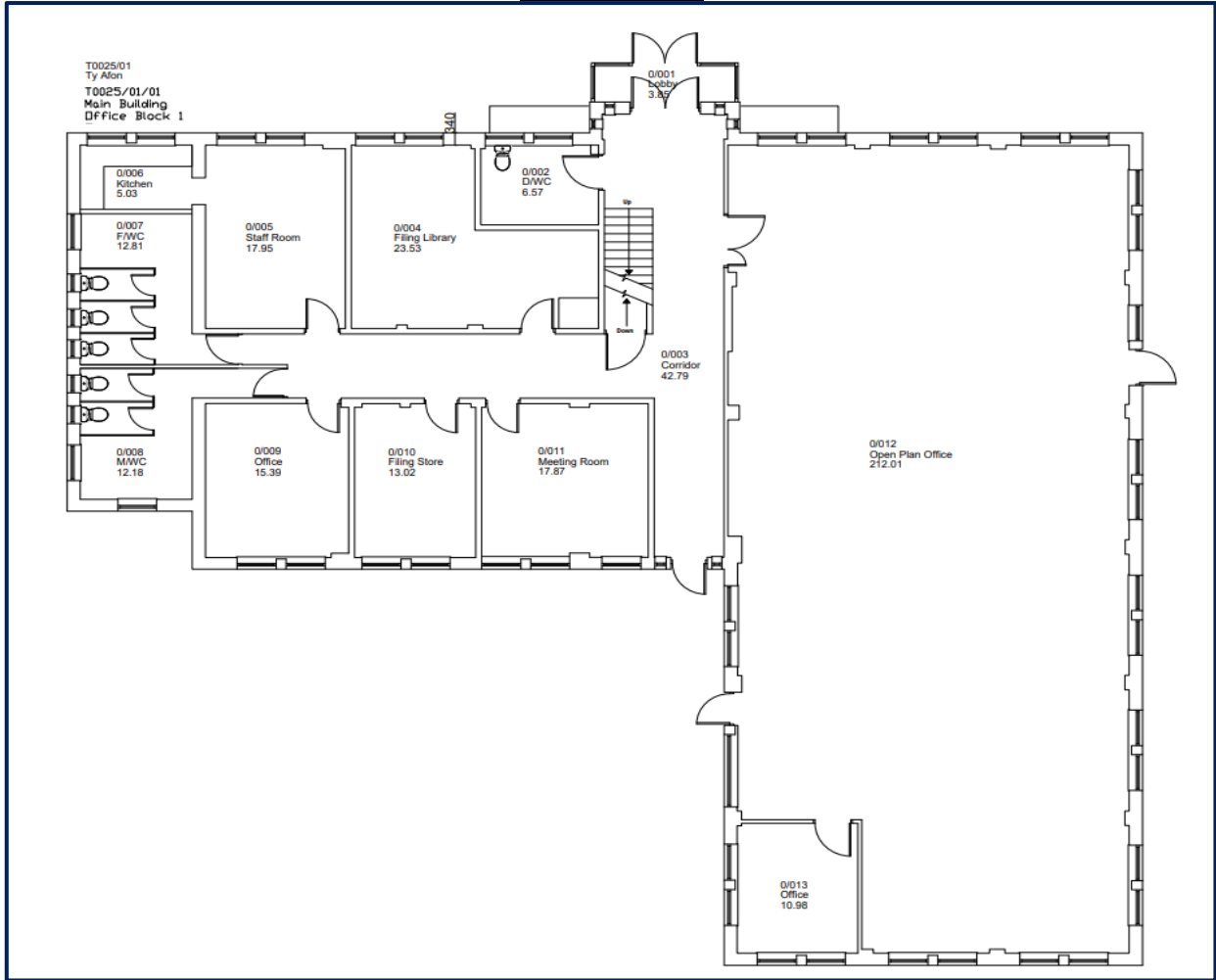
Or Savills on 02920 368900

SUBJECT TO CONTRACT AND AVAILABILITY

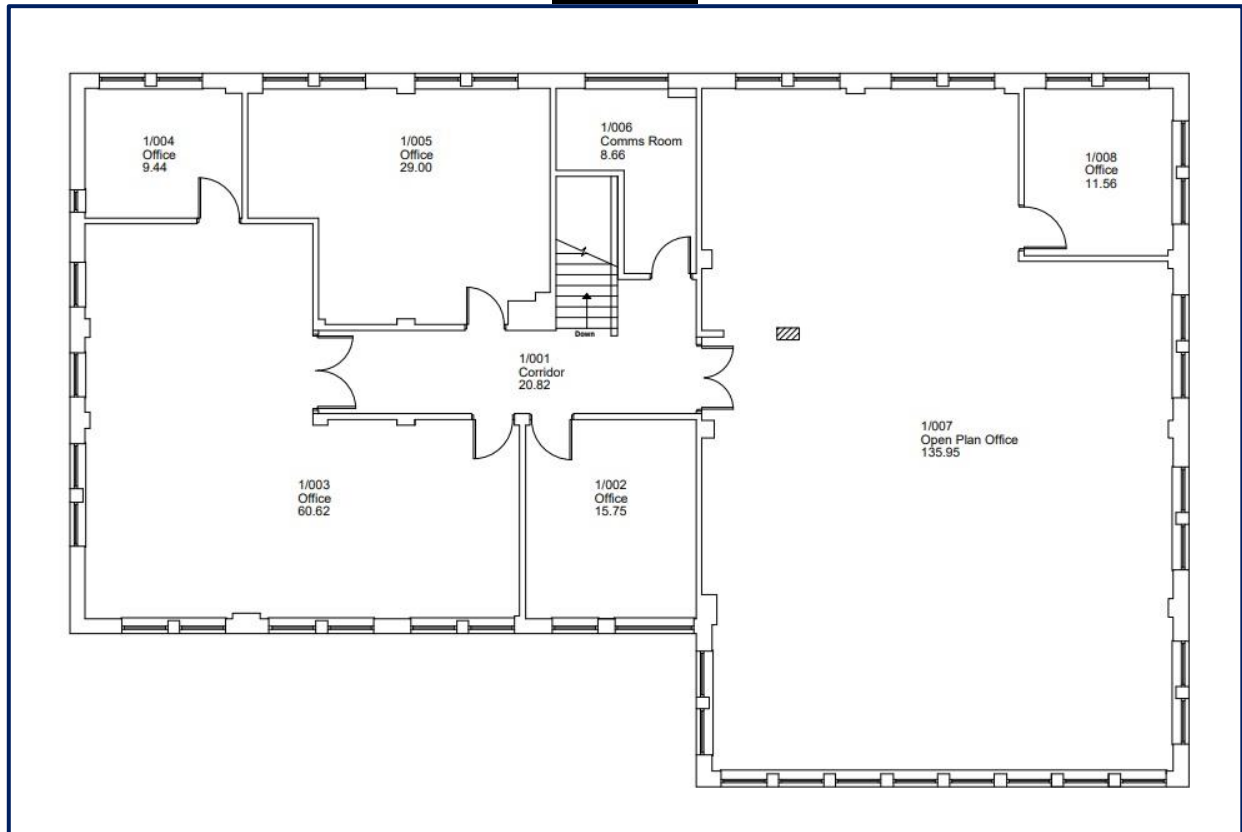
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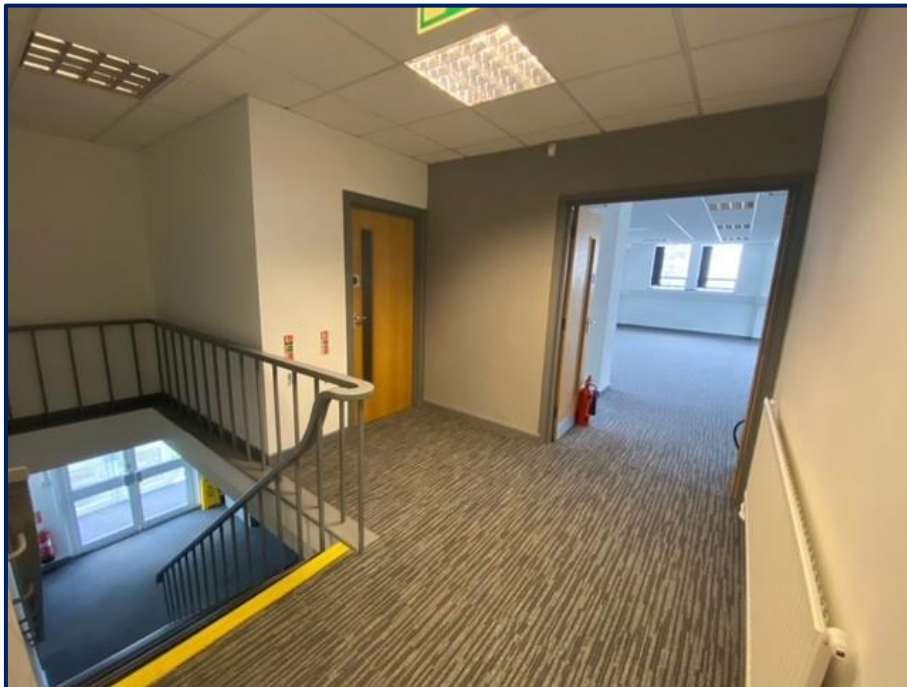
Ground Floor



First Floor



Location



IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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