



## Ty Keir Hardie, Riverside Court

Avenue De Clichy, Abermorlais, Merthyr Tydfil, CF47 8LD

**TO LET / MAY SELL: Office suites available on flexible terms**

**650 to 34,000 sq ft**  
(60.39 to 3,158.70 sq m)

- Secure Car Parking
- Good Road Connections
- Reception
- 2 Passenger Lifts
- Male & Female WCs
- Small Kitchenettes

# Ty Keir Hardie, Riverside Court, Avenue De Clichy, Abermorlais, Merthyr Tydfil, CF47 8LD

## Summary

<b>Available Size</b>	650 to 34,000 sq ft
<b>Rent</b>	£7.50 per sq ft
<b>Business Rates</b>	Assessing
<b>Service Charge</b>	£5 per sq ft
<b>Car Parking</b>	The property provides for 22 secure car parking spaces within 50m of the building, with a further 19 car parking spaces to the north of the property across Bethesda Street.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (74)

## Description

The property was built in 1997 and is a purpose-built detached office building arranged over 4 floors extending approximately 34,099 sq. ft. (3,167.87 sq. m).

The main entrance to the building leads through to a reception area and access to two OTIS passenger lifts, each floor has access to the stairwells at either end of the property and services such as male, female and disabled WC's together with small kitchenettes.

## Location

Merthyr Tydfil is a regional centre at the head of the South Wales valleys, located 20 miles north of Cardiff and the M4 motorway. Newport is located 24 miles to the southeast, with Swansea a similar distance to the southwest.

The town has good road connections, lying at the junction of A465 Heads of the Valleys Road and the A470, the latter of which gives direct access to Cardiff. Merthyr Tydfil benefits from a train station providing regional services to other local towns and cities, and a regular direct service to Cardiff.

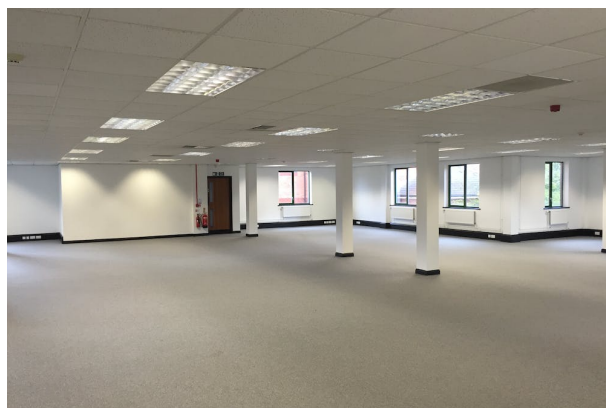
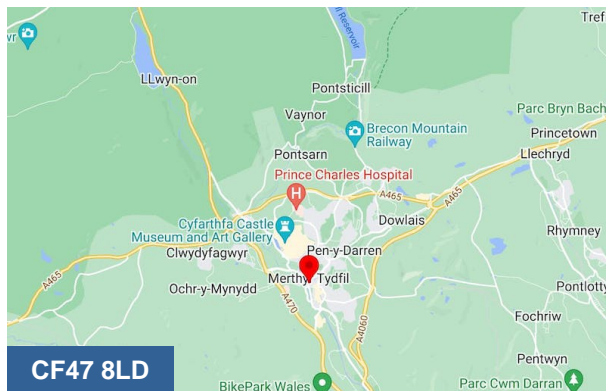
The property itself is situated on Avenue De Clichy, within a short walk of the main line train station and high street amenities and is immediately adjacent to the A405.

## Accommodation

Name	sq ft	sq m	Availability
1st - floor	8,500	789.68	Available
2nd - floor	8,500	789.68	Available
3rd - floor	8,500	789.68	Available
4th - floor	8,500	789.68	Available
<b>Total</b>	<b>34,000</b>	<b>3,158.72</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



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