



## Courtyard And Frams Enterprise Centre

Parc Busnes Edwards, Llantrisant Industrial Estate, Pontyclun, CF72 8QZ

**1470 sq ft Office in  
Pontyclun to let**

**138 to 5,237 sq ft**  
(12.82 to 486.53 sq m)

- Secure Site
- BT Fibre Internet
- Kitchen Facilities
- LED Lighting
- Electric Heating
- Male/Female WCs
- Carpeted Floors
- Window Blinds
- Minimum term: 18 months

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## Summary

<b>Available Size</b>	138 to 5,237 sq ft
<b>Business Rates</b>	We are advised the accommodation will be exempt from Business Rates, under the small business rates relief scheme.
<b>Service Charge</b>	A service charge of 50p per sq.ft, will apply. (electric usage is metered and charged in addition)
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon Enquiry

## Insurance:

£0.19 psf

## Description

The development offers a range of small offices, providing a range of options available for small and growing businesses.

The accommodation is available for a minimum lease period of 18 months.

## Location

The office accommodation is part of Parc Busnes Edwards, set within a secure 25 acre site, 3 miles north of J34 of the M4.

Llantrisant Industrial Estate is a popular and established location, home of the Royal Mint, CAV Aerospace and CAT Finnings. The prominent site fronts the A4119 dual carriageway directly opposite the Royal Glamorgan Hospital.

## Accommodation

Name	sq ft	sq m	Rent	Availability
Suite - 2 - The Courtyard	283	26.29	£450 per month	Under Offer
Suite - 4 - The Courtyard	169	15.70	£350 per month	Available
Suite - 14 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 15 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 16 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 17 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 18-19 - Frams Enterprise Centre	420	39.02	£700 per month	Available
Suite - 25 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 26 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 27 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 30 - Frams Enterprise Centre	210	19.51	£350 per month	Available
Suite - 31 & 32 - Frams Enterprise Centre	420	39.02	£700 per month	Available



## Viewing & Further Information



**Mark Siddons**

029 2034 6361

mark.siddons@coark.com



**Ben Bolton**

02920 346376 | 07899 92 3978

ben.bolton@coark.com

Name	sq ft	sq m	Rent	Availability
Suite - 33 - Frams Enterprise Centre	210	19.51	£350 per month	Available
<b>Total</b>	<b>3,182</b>	<b>295.62</b>		