



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

Available Size	138 to 5,237 sq ft
Business Rates	We are advised the accommodation will be exempt from Business Rates, under the small business rates relief scheme.
Service Charge	A service charge of 50p per sq.ft, will apply. (electric usage is metered and charged in addition)
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	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 /month	Under Offer
Suite - 4 - The Courtyard	169	15.70	£350 /month	Available
Suite - 14 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 15 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 16 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 17 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 18-19 - Frams Enterprise Centre	420	39.02	£700 /month	Available
Suite - 25 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 26 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 27 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 30 - Frams Enterprise Centre	210	19.51	£350 /month	Available
Suite - 31 & 32 - Frams Enterprise Centre	420	39.02	£700 /month	Available
Suite - 33 - Frams Enterprise Centre	210	19.51	£350 /month	Available



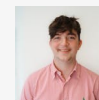
Viewing & Further Information



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Max Wood

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Name	sq ft	sq m	Rent	Availability
Total	3,182	295.62		