



## Unit 2, Ground Floor (Left) Fairway Court

Tonteg Road, Treforest, Pontypridd, CF37 5UA

### **TO LET: Newly refurbished office in Treforest**

**3,000 sq ft**  
(278.71 sq m)

- Newly refurbished
- Flexible terms available
- Parking
- Excellent road connections
- 2 EV charge points

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## Summary

<b>Available Size</b>	3,000 sq ft
<b>Rent</b>	£12.50 per sq ft / £37,500 per annum
<b>Rates Payable</b>	£13,375 per annum Est. £4.46 per sq.ft
<b>Service Charge</b>	£11,200 per annum £4.00 per sq.ft. (Electric usage is sub-metered and charged separately from any service charge)
<b>Car Parking</b>	8 spaces
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	£650 per/annum.
<b>EPC Rating</b>	C (51)

## Description

The refurbished specification includes: Air Conditioning, Suspended ceilings, raised floors, carpet tiles, gas central heating, full double glazing, male, female and disabled w.c. facilities and secure intercom access system

The available suite is located on the ground floor of the property and is fully DDA compliant.

The accommodation is available via sub lease for a term until: 1st March 2027.

## Location

Fairway Court is a quality office development located on the northern fringe of Treforest Industrial Estate, approximately 11 miles from Cardiff City Centre.

The development offers excellent links to the A470 and the M4, with J32 located five miles to the South.

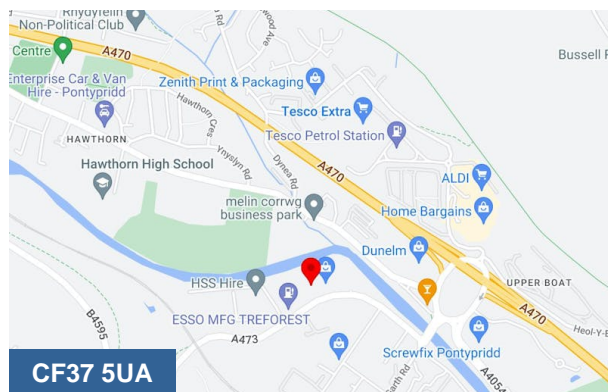
Taffs Well train station is located 3 miles to the South.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Left	3,000	278.71	Available
<b>Total</b>	<b>3,000</b>	<b>278.71</b>	

## Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



## Viewing & Further Information



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