

## To Let / For Sale



CL Workspace New Road, Mountain Ash, CF45 4FJ

# For Sale/To Let: Prominently located office building with development potential

**3,778 sq ft** (350.99 sq m)

- Self-contained ground and first floor
- Prominent road side location
- Recently refurbished to a high standard
- Secure rear parking
- Site area: 0.23 acres
- Suitable for alternate use (subject to planning)

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#### Summary

Available Size	3,778 sq ft		
Rent	£8 per sq ft		
Price	£250,000		
Business Rates	Upon Enquiry		
Service Charge	If multi-let a service charge will apply.		
VAT	Applicable		
Legal Fees	Each party to bear their own costs		
EPC Rating	D (90)		

#### Description

The property comprises a two storey property situated in a prominent roadside location on New Road, the main arterial route into Mountain Ash.

The property benefits from the following specification:

Perimeter trunking, suspended ceiling, glazed windows, gas central heating, WC and kitchen facilities and meeting rooms.

There is a secure gated car park at the rear of the property.

#### Location

The property is located on New County Road the main road connecting Mountain Ash to the A470. Merthyr Tydfil is 11 miles to the north, Pontypridd 8 miles to the south and Aberdare 5 miles north west. J32 of the M4 is 14 miles away with Cardiff city centre a further 5 miles.

The office is within easy walking distance of Mountain Ash Town Centre.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,076	285.77	Available
1st	702	65.22	Available
Total	3,778	350.99	







## Viewing & Further Information



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