



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

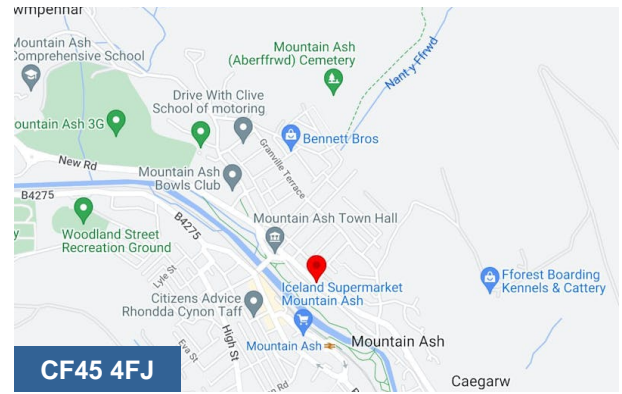
The property is located on New County Road the main road connecting Mountain Ash to the A470. Merthyr Tydfil is 11 miles to the north, Pontypridd 8 miles to the south and Aberdare 5 miles north west. J32 of the M4 is 14 miles away with Cardiff city centre a further 5 miles.

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	



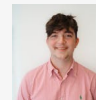
Viewing & Further Information



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