



Ty Pennant

St Catherine's Corner, Pontypridd, CF37 2SW

**TO LET - HIGH QUALITY OPEN PLAN
OFFICE ACCOMMODATION**

FROM 2,012 SQ FT (186.92)

- + Comfort cooling system throughout
- + Fully accessible raised floors
- + Suspended ceiling with recessed LED lighting
- + Fully carpeted
- + Double glazed windows
- + Male, female & disabled WC's
- + DDA compliant with passenger lift

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Pontypridd is the principle town of Rhondda Cynon Taff Borough Council and is situated approximately 12 miles north of Cardiff city centre. According to the Office for National Statistics, the RCT borough has a population of approximately 237,000 (2015).

Pontypridd benefits from both road and rail transport links with the A470 dual carriage way only a few minutes drive and the M4 motorway only 7 miles to the south. Pontypridd train station provides direct access to Merthyr Tydfil to the north and Cardiff Central to the south. Pontypridd to London Paddington has an approximate journey time of 2 hours 45 minutes.

Ty Pennant is situated in a prominent position on the corner of Catherine Street and the A4058 in the centre of the town.

**DESCRIPTION**

Ty Pennant is a prestigious office building that extends to approximately 40,000 sq ft over 6 floors. The offices provide modern, open plan work space suitable for today's business requirements. The offices provide the following specification:

- + Comfort cooling system throughout
- + Fully accessible raised floors
- + Suspended ceiling with recessed LED lighting
- + Fully carpeted
- + Double glazed windows
- + Male, female and disabled WC's
- + DDA compliant with passenger lift

RENT

£10.50 per square foot per annum exclusive.

ACCOMMODATION

The property comprises the following areas (IPMS 3):

Unit 4, 2nd Floor 2,012 sq ft | 186.92 sq m

TOTAL AREA 2012 sq ft | 186.92 sq m

CAR PARKING

There is an NCP car park adjacent to the property that can accommodate up to 320 vehicles. The cost of a 12 month pass is currently £474 (2021).

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the building service charge. Further details on request.

LEASE TERMS

The property is available to let on a new effective full repairing and insuring lease for a term to be agreed.

EPC

The property has an EPC in Band C (51-75).

BUSINESS RATES

Further details on application.

VAT

All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Savills:-

Contact: Carlo Piazza / Rhys Williams
Email: carlo@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



August 2023

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