



Suite 6A, 3 Melin Corrwg Business Parc

Cardiff Road, Upper Boat, Rhondda Cynon Taff, CF37 5BE

TO LET

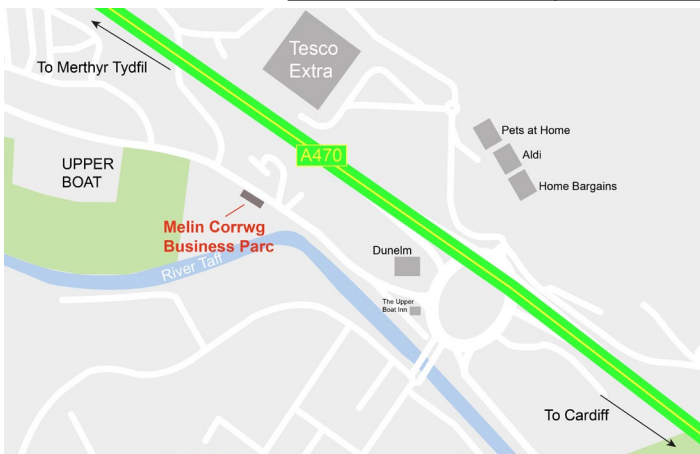
MODERN OFFICE SUITE

982 sq ft (91.23 sq m)

- + Comfort cooling
- + Suspended ceilings with LED lighting
- + Perimeter trunking
- + DDA compliant
- + Single WC within suite
- + 4 parking spaces

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Melin Corrwg Business Parc is located on Cardiff Road at Upper Boat on the northern edge of Treforest Industrial Estate. The A470 Upper Boat interchange is in close proximity to the development with Junction 32 of the M4 motorway within a 5 minute drive.

The development benefits from excellent transport links with regular bus routes servicing Cardiff Road and Treforest Estate train station within a 20 minute walk.

Unit 3 is located at the southern end of the development towards the A470. When entering the parc turn left towards buildings 1-3.

DESCRIPTION

The available office suite is located at lower ground floor level. The primary access is from the rear car park although there is pedestrianised access from Cardiff Road. The office provides flexible open plan accommodation with one meeting room.

The offices provide the following specification:

- + Comfort cooling
- + Suspended ceilings with recessed LED lighting
- + Dado trunking
- + Fully carpeted
- + Modern kitchen units
- + Double glazed windows with blinds
- + Single WC within the office suite
- + Intercom system
- + DDA compliant
- + Independent electricity supply

ACCOMMODATION

Suite 6A 982 sq ft | (91.23 sq m)

CAR PARKING

4 parking spaces are available with the suite.

LEASE TERMS

The accommodation is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

£12,000 per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for a fair proportion of the building/estate service charge. Suite 6A's contribution is currently running at approximately £3,000 + VAT. Further details on request.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

The property has an Energy Performance Certificate in Band C. A copy of the EPC is available on request.

BUSINESS RATES

We understand that the rateable value of the property is £9,400 and the rates payable for the year ending March 2024 is £2,850 assuming the occupier benefits from small business rates relief.

Interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

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

SUBJECT TO CONTRACT AND AVAILABILITY



February 2024

Suite 6A, 3 Melin Corrwg Business Parc,
 Upper Boat, Pontypridd, CF37 5BE

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