



Principality House, 31 Taff Street, Pontypridd, CF37 4TR

**UPPER GROUND FLOOR
TOWN CENTRE OFFICE -
TO LET**
1,439 sq ft (133.70 sq m)

- + Quoting £7.50 per sq ft per annum
- + No VAT payable on rent
- + DDA compliant

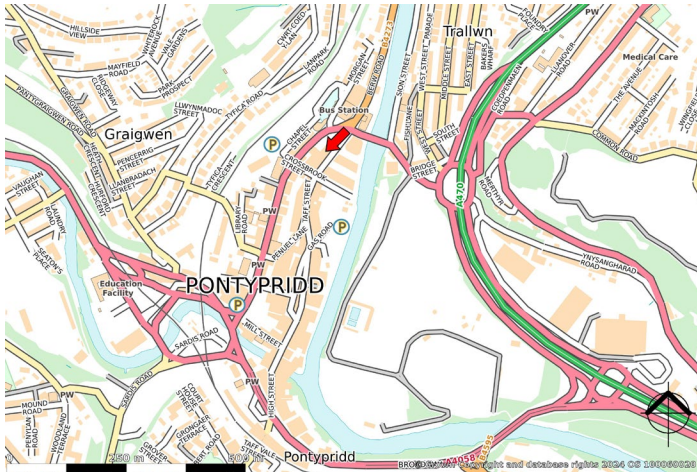
029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Pontypridd is the principal town of Rhondda Cynon Taff Borough Council and is situated approximately 12 miles north of Cardiff city centre. In addition to the on site car park, the location is served by a number of municipal car parks as highlighted on the map below. The property also has good public transport access, benefitting from bus services and Pontypridd Railway station just 0.4 miles from the property, with trains running every 10-15 minutes to Cardiff Central Station.

The property occupies a prominent position on Taff Street, in the heart of Pontypridd town centre. The property benefits from a number of nearby amenities, with local occupiers including Gatto Lounge, Costa Coffee and Iceland.



DESCRIPTION

Principality House comprises a 3 storey office building providing a mix of open plan and cellular accommodation. The available office suite is on the upper ground floor and benefits from the following:

- + Fully carpeted throughout
- + Perimeter trunking
- + Suspended ceiling with recessed lighting to part
- + Gas central heating
- + Kitchen facilities
- + Male, female and disabled WC facilities
- + DDA compliant

There are two entrances to the property. The main entrance is via the rear car park which fronts Morgan Street. There is also a secondary entrance at ground floor level from Taff Street.

ACCOMMODATION

The property has been measured on a net internal area basis and comprises the following areas:

Upper Ground Floor 1,439 sq ft | (133.70 sq m)

CAR PARKING

The first floor office benefits from 1 on site car parking space.

6 monthly car park passes can be purchased for the neighbouring municipal car parks direct from RCT council.

TERMS

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

RENT

Quoting rent of £7.50 per sq ft per annum (£10,792.50).

BUSINESS RATES

The office has a rateable value of £12,750. Using the 2024/25 UBR (0.562) this results in rates payable of £7,165.50.

Interested parties should make their own enquiries with the Local Authority.

SERVICE CHARGE

The Tenant is to pay a fair proportion of the service charge. Further details on request.

VAT

The property is not VAT elected.

EPC

The property has an Energy Performance Certificate in Band C. Further details on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

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



May 2024

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