



First & Second Floor Offices 35 Taff Street, Pontypridd, CF37 4TR

£9,000 Per Annum

**** Town Centre Location ** Modern Suite of Offices ** Opposite Bus Station & New Llys Cadwyn Development ****

A well presented, modern suite of offices over 2 floors with attic storage rooms. The offices are located opposite the main Bus Station and new Llys Cadwyn commercial development and within minutes of Car Parks and Main Roads.

Comprising of 4 good size offices, 2 kitchens/staff rooms, male, female & disabled toilets and attic storage rooms.

Main entrance is from Morgan Street with secondary access from Taff Street.

Available immediately.

Main Entrance

Entrance canopy and electric roller shutter door.

Reception Area



Double glazed entrance door, two double glazed windows to side, two radiators.

Disabled Cloaks/WC



WC, wash hand basin, tiled walls, extractor fan.

Inner Hallway

Staircase to upper floors and down to Taff Street entrance.

Kitchen/Staff Room 12'0" x 11'1" (3.68 x 3.40)



Stainless steel sink unit, storage cupboards, radiator, double glazed window overlooking Morgan Street.

Office 1 20'6" x 16'0" (6.27 x 4.88)



Excellent size main office with space for 3-4 work stations/desks.

Bay window overlooking Taff Street, three radiators.

First Floor

Office 2 17'9" x 15'10" (5.42 x 4.83)



A second spacious office again with bay window overlooking Taff Street, two radiators.

Office 3 12'1" x 11'1" (3.69 x 3.38)



Double glazed window overlooking Morgan Street, radiator.

Gents Cloaks/WC



WC, wash hand basin, part tiled walls, double glazed window to side.

Ladies Cloaks/WC



WC, wash hand basin, part tiled walls, extractor fan.

Kitchen



Stainless steel sink unit, base and wall cupboards, wall mounted gas combi boiler, radiator, fire exit staircase giving access to Morgan Street.

Office 4 14'6" x 9'10" (4.42 x 3.00)



Double glazed windows to side and overlooking Morgan Street, radiator.

Second Floor

Store Room 1 18'11" x 9'2" (5.77 x 2.80)



Skylights to front and rear, radiator, access to second store room.

Store Room 2 8'9" x 5'5" (2.68 x 1.66)



Storage shelving.

Exterior

Block pavia approach from Morgan Street.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

22 Market Street, Pontypridd, CF37 2ST

Tel: 01443 404093 Email: pontypridd@hoskinsjohnson.co.uk www.hoskinsjohnson.co.uk