



## 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

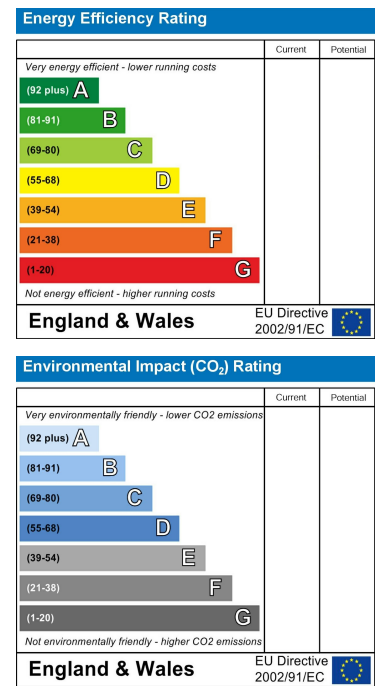
Block pavia approach from Morgan Street.

## Floor Plan

## Area Map



## Energy Efficiency Graph



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