



Unit B Upper Boat Business Centre, Treforest, Pontypridd, CF37 5BP

**TO LET**

**Business Unit TO LET**

**2,491 Sq Ft  
(231 Sq M)**

# Unit B Upper Boat Business Centre, Treforest, Pontypridd CF37 5BP

## DESCRIPTION

The property comprises a self contained two storey business unit offering a mixture of office and storage space at ground floor, and good quality office space at first floor which includes a number of meeting rooms, boardroom and open plan offices. Kitchens and toilets are situated on both floor, and there are 5 car parking spaces.

- ✓ Quality air conditioned offices
- ✓ Suspended ceiling with CAT II lighting
- ✓ Double glazed aluminium window with blinds
- ✓ Kitchen on both floors
- ✓ Perimeter trunking
- ✓ Male & Female WC's & shower

## LOCATION

Upper Boat Business Centre is located off Cardiff Road on the northern edge of Treforest Industrial Estate. The development benefits from excellent transport links, being in close proximity to Junction 32 of the M4 Motorway, having regular bus routes servicing Cardiff Road and Treforest Estate Train Station within a 10 minute walk.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	1,305	121.1
First floor	1,186	110.1
Total	2,491	231.2

## TERMS / RENT

The property is available to rent by way of a new lease on an effective Full Repairing and Insuring basis for terms to be agreed at a rent of £25,000 per annum excl.

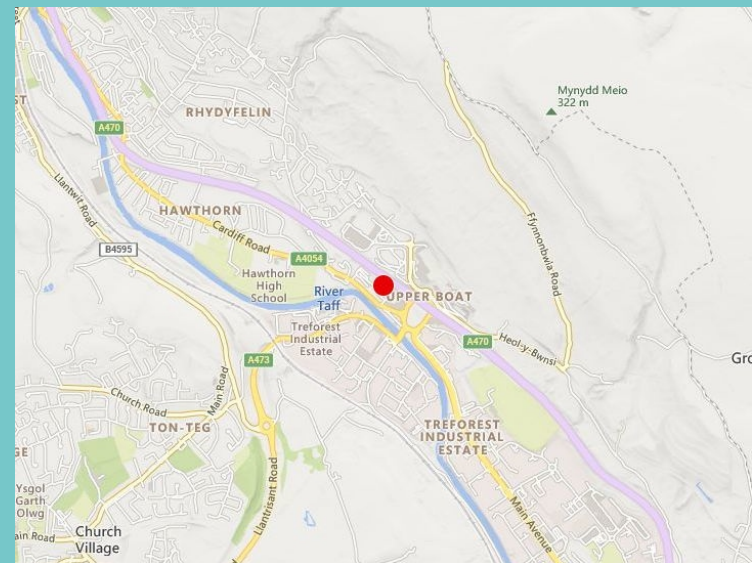
## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

EPC EPC Rating: C (70)



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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