



TO LET

Unit 1, Charnwood Court,  
Cardiff, **CF15 7QZ**

## To Be Refurbished - Detached 2 Storey Office Building in Prominent Location

- Prime Location
- DDA Compliant
- 17 Parking Spaces
- Gas Central Heating/ and Cooling System
- Passenger Lift
- Welfare Facilities on both floors
- Detached Office Building
- Raised Access Floors
- Suspended Ceilings



### Size

2,455 to 4,978 sq ft (228.08 to 462.47 sq m)

### Rent

£67,500 per annum - Rent to be increased by 3% per annum on any leases of 5 years or below

## Location

The property occupies a prominent position within Parc Nantgarw, a well-established business location situated immediately off the A470. The estate benefits from excellent connectivity, with direct access to Junction 32 of the M4 Motorway approximately 3 miles (4.8 km) to the south.

Parc Nantgarw, together with the neighbouring Treforest Industrial Estate, offers a wide range of amenities, including shops, restaurants and leisure facilities. Nearby occupiers and attractions include McDonald's Drive-Thru, Showcase Cinema, Nando's, Costa, Yodel, Frankie and Bennies.

The property is also well served by public transport, being located approximately 1.2 miles (2.0 km) south of Treforest Estate Railway Station and 1.7 miles (2.7 km) north of Taffs Well Railway Station.

## Connectivity

### Road

|                |           |
|----------------|-----------|
| A470           | 0.5 miles |
| M4 Junction 32 | 3 miles   |



### Train Stations

|                  |           |
|------------------|-----------|
| Treforest Estate | 1.7 miles |
| Taffs Well       | 2.7 miles |



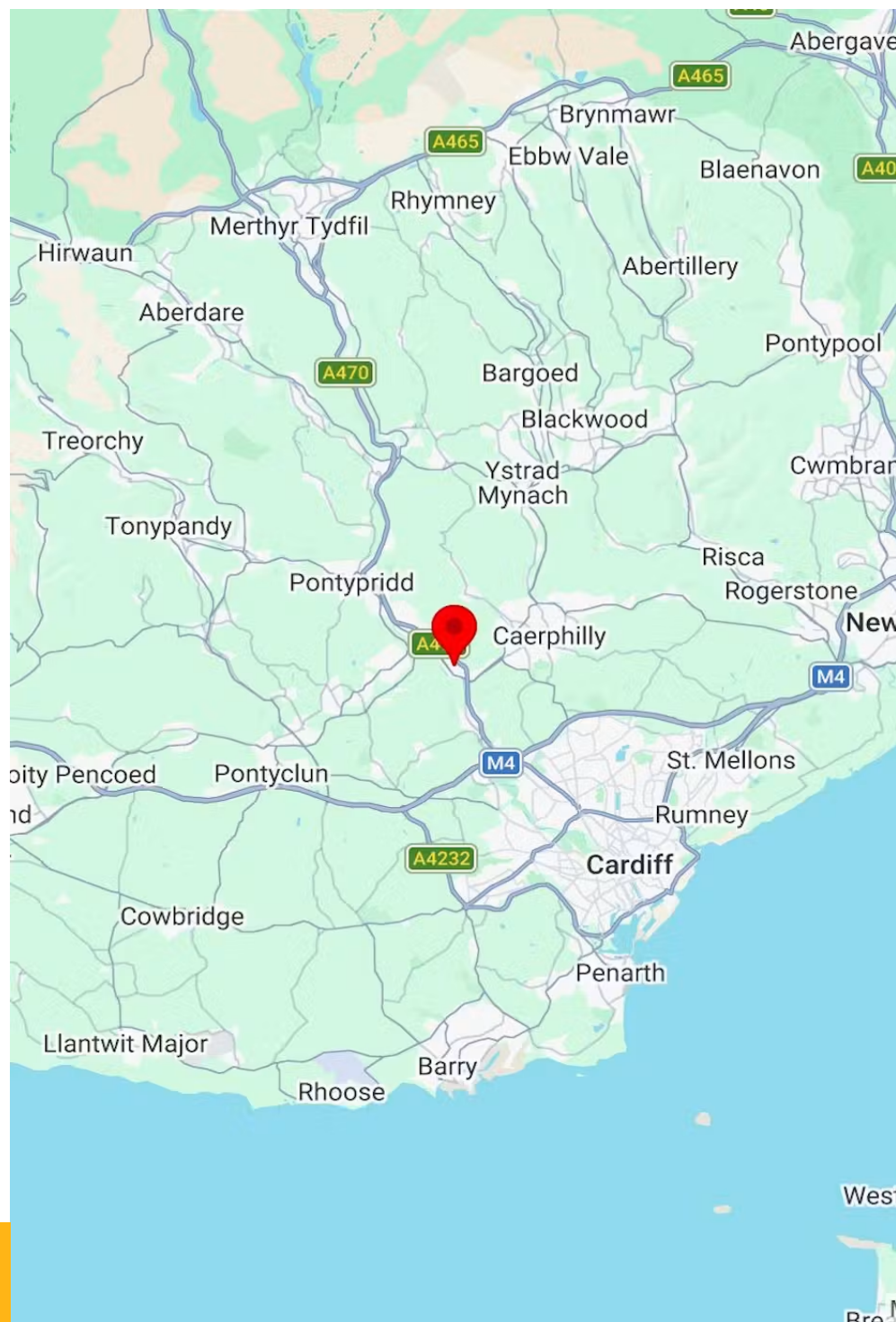
### Airports

|         |          |
|---------|----------|
| Cardiff | 14 miles |
| Bristol | 39 miles |



### Water

|                 |          |
|-----------------|----------|
| Port of Cardiff | 11 miles |
|-----------------|----------|



# Description

The property comprises a detached two-storey office building constructed circa 2001. The building benefits from a high-quality specification, including raised access floors, gas-fired central heating, first-floor heating and cooling systems, a passenger lift, recessed lighting, and male, female and accessible WC facilities.

The existing fit-out is predominantly cellular, incorporating a range of small and large meeting rooms, together with a kitchen and breakout area on the ground floor. Subject to requirements, these partitions could be removed to provide open-plan office accommodation.

The property also benefits from 17 allocated parking spaces.

# Accommodation

|              | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|--------------|-----------------------|----------------------|
| Ground Floor | 2,455                 | 228                  |
| First Floor  | 2,523                 | 234                  |
| <b>TOTAL</b> | <b>4,978</b>          | <b>462</b>           |

The accommodation comprises the following areas:

# Specification



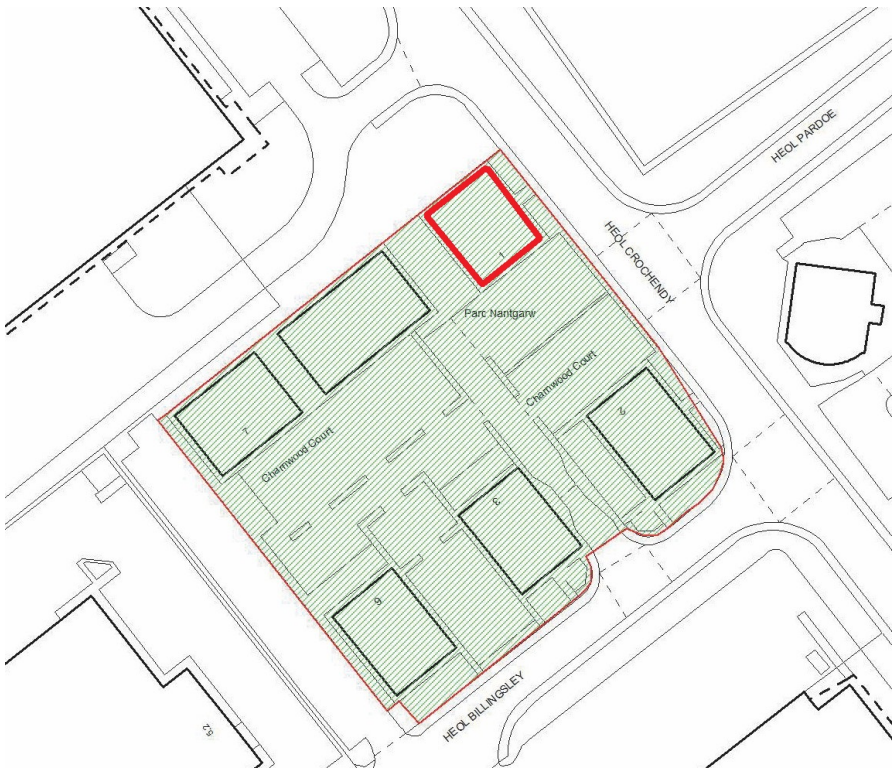
EPC: C (55)



Passenger Lifts



Kitchen





Unit 1, Charnwood Court,  
Cardiff, **CF15 7QZ**



Sat Nav. CF15 7QZ

///dirt.update.sling



# Rent

£67,500 per annum - Rent to be increased by 3% per annum on any leases of 5 years or below

# Lease Terms

Rent to be increased by 3% per annum on any leases of 5 years or below

# Business rates

Rateable Value: £62,000  
Rates Payable: £31,124 per annum Based on the 2026 Valuation

# Service charge

£4,485 per annum Based on the current budget

# Insurance

£1,311 per sq ft Based on the current premium

# EPC

C (55)

# Contact

**Craig Jones**  
02920 34 00 33 | 07867 393494  
craig@jenkinsbest.com

**Amelia Nicholas**  
02920 340 033 | 07703 975 677  
amelia@jenkinsbest.com

**Henry Best**  
07738 960012  
henry@jenkinsbest.com

**Tom Rees**  
02920 340033 | 07557 161491  
tom@jenkinsbest.com

7 Ty-Nant Court, Morganstown,  
Cardiff, CF15 8LW, UK

029 2034 0033  
jenkinsbest.com

**Jenkins  
Best**  
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.  
All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

**Anti-Money Laundering (AML) Compliance Statement**  
In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.