

TO LET - OFFICE

PRINCIPALITY HOUSE

31 Taff Street, Pontypridd, CF37 4TR



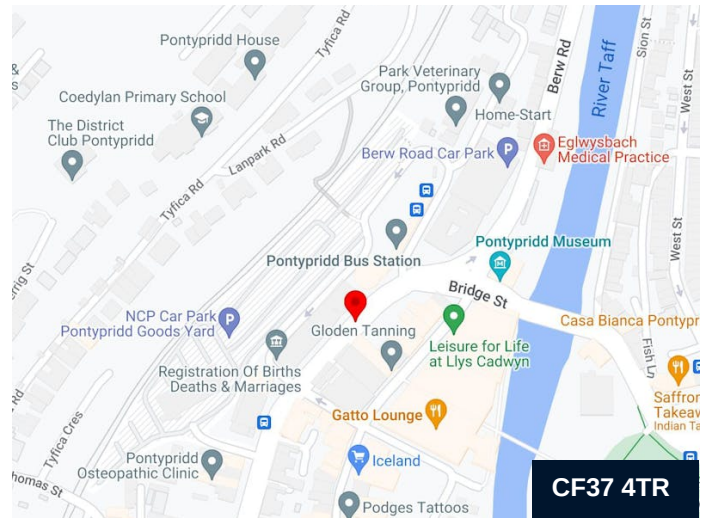
Key Highlights

- Located in Pontypridd town centre
- Good range of amenities close-by
- 1,658 sq.ft (154 sq.m)
- 1 parking space

2 Kingsway
Wales CF10 3FD

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Description

Principality House, comprises a 3 storey, office building which provides a mix of open plan and cellular accommodation. The property benefits from a good quality specification which includes:

- Recessed lighting
- Suspended ceilings
- Wall mounted air conditioning in part
- Perimeter trunking
- Gas central heating
- Kitchen facilities
- Fully carpeted

The main entrance to the property is located on Morgan Street

Location

Principality House is situated in a prominent location on Taff Street, in the heart of Pontypridd town centre. The property benefits from a number of nearby amenities, with a number of retail and food and drink outlets within close proximity. Furthermore, Taff Street benefits from a regular bus service, while Pontypridd Railway station is just 0.4 miles from the property, with trains running every 10-15 minutes to Cardiff Central Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Upper Ground	1,658	154.03	Available
Total	1,658	154.03	

Parking

There are 3 parking spaces available with the offices.

Service Charge

Further details are available on request.

Business Rates

TBC

EPC

C Rating

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment.

Contact

Will Evans

07870 999243

will.evans@savills.com

Gary Carver

07972000171

gcarver@savills.com

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