

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

www.barbararees.com

E - mail; tonypandy@barbararees.com

BR3968TP/1125

OFFICE SUITES TO LET 284 BRITHWEUNYDD ROAD TREALAW TONYPANDY RHONNDA CF40 2NZ



MAIN FEATURES

MODERN OFFICES WITH A FLEXIBLE RANGE
OF RENTAL OPTIONS AVAILABLE EITHER AS
ONE SINGLE UNIT (WHOLE OF BUILDING)
183.29 SQ MT (1,973 SQ FT) £ 25,000 P/A RENT

OR SMALLER UNITS WHERE THE RENT INCLUDES
SHARED KITCHEN / WC'S
& A UTILITIES SERVICE CHARGE **

GROUND FLOOR

109.43 SQ MT (1,178 SQ FT) £ 21,000 P/A RENT **

LOWER GROUND FLOOR 43.19 SQ MT (465 SQ FT)
£ 7,000 P/A RENT **

FIRST FLOOR 30.65 SQ MT (330 SQ FT)
£ 5,000 P/A RENT **



PLEASE CALL TO DISCUSS YOUR REQUIREMENTS

Notice To Prospective Tenants

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



BR3968TP

**OFFICE SUITES TO LET
284 BRITHWEUNYDD ROAD TREALAW TONYPANDY RHONDDA CF40 2NZ**

DESCRIPTION LOCATION; Barbara Rees Commercial is pleased to offer these modern offices to let, either as one single unit (whole of the building), or via a range of smaller units on the ground, lower ground and first floors.

Alternatively (and subject to negotiation), it may be possible to agree a split let of the ground floor, via a combination of the front and middle or rear and middle offices, to accommodate a lower floor area requirement.

The property is conveniently located near to Tonypandy, on the B4278 which is the main road through Trealaw, giving easy access, via a short walk to Dinas (Rhondda) train station.

There are frequent bus services to and from Tonypandy and Porth via Trealaw and unrestricted on street car parking, plus (subject to availability) four on site car parking spaces.

Access to the property is gained directly off Brithweunydd road with a shared front reception area and side hallway access, from the car park.

VIEWING & DIRECTIONS; Strictly accompanied viewing only, by prior appointment via our Tonypandy office. See the map inlay below for local directions.

LETTING OPTIONS

WHOLE OF BUILDING; 183.29 Sq Mt (1,973 Sq Ft) comprising ground, lower ground and first floor offices, stores staff room / kitchen and wc's plus on site car parking. Annual rent £25,000, new FRI Lease applies.

GROUND FLOOR; 109.43 Sq Mt, (1,178 Sq Ft), Comprising three offices, shared hallway access and kitchen / wc's. Annual rent £21,000 ** (rent includes utilities but not business rates or internet / telephone services).

ALTERNATIVE GROUND FLOOR; Possible option for a split front & middle or rear and middle office combination, please call to discuss. ** (rent will include utilities but not business rates or internet / telephone services).

LOWER GROUND FLOOR; 43.19 Sq Mt (465 Sq Ft) Comprising three offices / stores , shared hallway access and kitchen / wc's. Annual rent £7,000 ** (rent includes utilities but not business rates or internet / telephone services).

FIRST FLOOR; 30.65 Sq Mt (330 Sq Ft) Comprising two offices, shared hallway access and kitchen / wc's. Annual rent £5,000 ** (rent includes utilities but not business rates or internet / telephone services).

EXTERIOR; Four on site allocated car parking spaces available (by negotiation for split lets), weekly cost £5-00 per car parking space.

USER; Believed to fall within use class A2 / B1 (1987 planning act use class orders, Wales, as amended).

RATES; RV £10,000 (whole building, Multiplier 0.568), Local Authority Rhondda Cynon Taff.

In the event of split lets, the business rates for each unit is to be re-assessed and may benefit from up to 100% SBRR.

ENERGY RATNG; Awaiting.

COSTS; The ingoing tenant will be required to make a contribution of £250-00 towards the Landlords costs per let.

SERVICE CHARGE (FOR SHARED LETS ONLY); ** Denotes; the rent includes heating, lighting, water and use of the shared facilities, but excludes business rates and broadband / telephone services.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers/ tenants or their advisors prior to any formal commitment to purchase / rent. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant via personal inspection or via the acting solicitors.

Photo Gallery & Floor Plans



