

OFFICE TO LET

Unit 1, Charnwood Court

Treforest, CF15 7QZ



Key Highlights

- 4,913 Sq Ft
- 17 Parking Spaces
- Raised Floors
- Passenger Lift
- 2 Kitchens
- Gas Central Heating/Heating and Cooling

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

The property comprises a detached, 2 storey office building, built around 2001. It benefits from an excellent specification including raised access floors, heating / cooling (1st floor, gas central heating throughout, passenger lift recessed lighting and male/female and accessible WC's.

The current fit out provides predominantly cellular space with a number of smaller and larger meeting rooms, together with kitchen breakout area on the ground floor. These could be removed to create open plan floors if required.

There are 17 parking spaces allocated to the property.

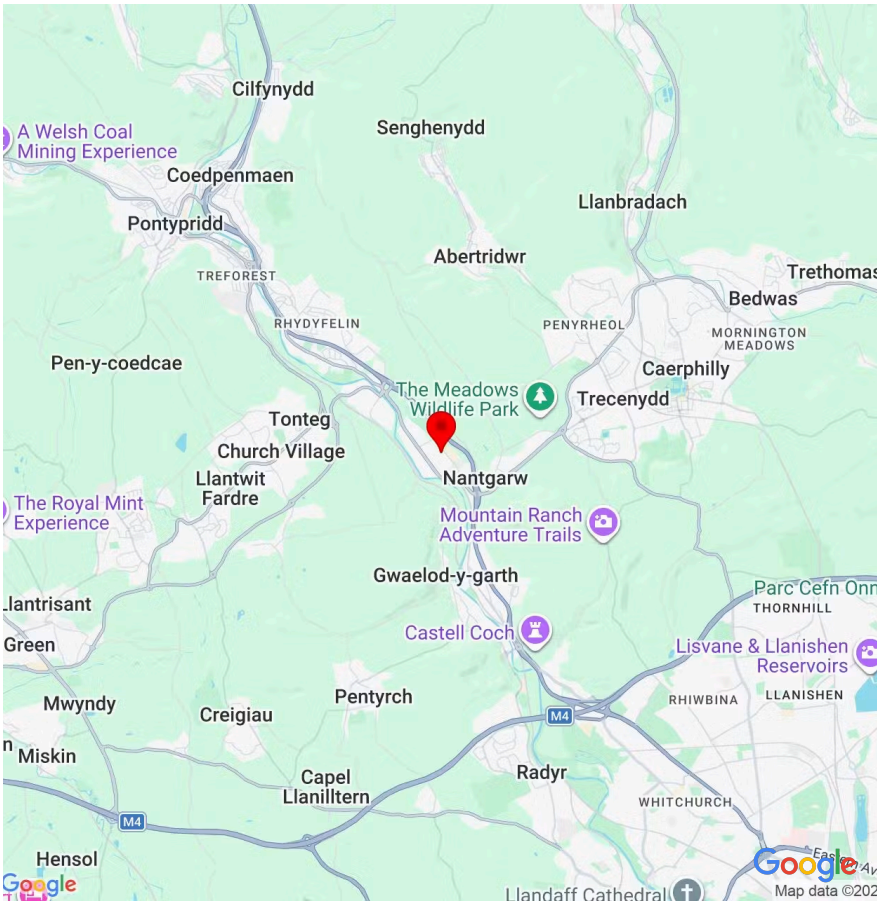
ACCOMMODATION

The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
Ground	2,455	228
1st	2,523	234
TOTAL	4,978	462

LOCATION

The property is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to Junction 32 of the M4 Motorway just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate, adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities including McDonalds drive thru, Showcase cinema and Frankie and Benny's restaurant. Additionally, the property is situated 1.2 miles (2.0 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.



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VIEWINGS

Via Savills or Jenkins Best

TERMS

The property is available to let by way of a new lease for a term to be agreed, Further details on rent and lease terms available on request.

BUSINESS RATES

Rateable Value: £62,000
Rates Payable: £5.45 per sq ft

ESTATE SERVICE CHARGE

An estate service charge will apply. This is currently £0.98 per sq. ft.

EPC

C rating

CONTACTS

For further information
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