



TO LET

Unit 20, Centre Court,
Pontypridd, **CF37 5YR**

Self contained three storey office building (1,450 sq ft) with allocated parking - Virtual tour available

- Prime commercial location - Treforest Industrial Estate
- Excellent road links - A470 and M4 (J32) and Cardiff
- Local amenities - Post Office, Cafe, coffe shop, hairdressers & Gym
- Rail Station in close proximity - Treforest and Taffs Well
- Close to new Department of Works & Pension Building
- 5 allocated parking spaces
- EV charging points coming soon to the estate
- Barrier entry system to rear car park
- Virtual tour available



Size

1,450 sq ft (134.71 sq m)

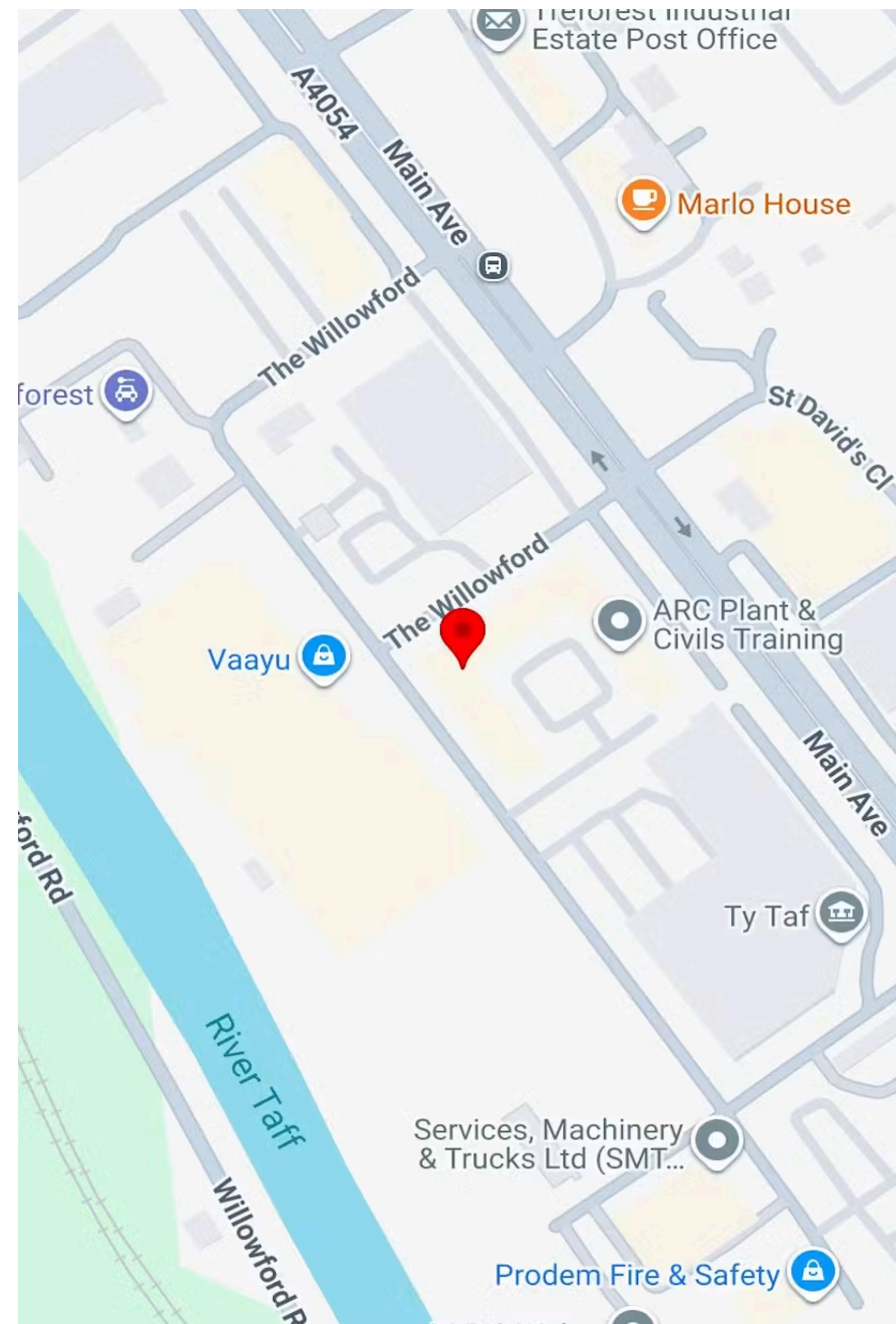
Rent

£14,490 per annum payable quarterly in advance

Location

Treforest Industrial Estate is a prime commercial location benefitting from excellent road access (A470 and M4 Motorway) and a passenger rail connection. Centre Court is located within the heart of the Estate and is positioned adjacent to the new Department for Works and Pensions office.

The Estate benefits from a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Further Education College - Coleg y Cymoedd, Capita, Kelios/Amey, Veolia, Volvo, Castle Bingo, Dept of Work and Pensions, Greggs and University of Wales.



Description

Self-contained office building located in prime South Wales Commercial location - Treforest Industrial Estate.

Excellent road links - A470 and M4 Motorway (J32). Cardiff City Centre within 7 miles.

New amenities coming to the estate include: 2x EV Charging points, Barrier entry system

- Self-contained 3 storey office building.
- Ground floor - offices and WC's
- First floor - offices
- Second floor - offices
- 5 No. dedicated car parking spaces
- Virtual tour available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
20	1,450	135
TOTAL	1,450	135

Specification



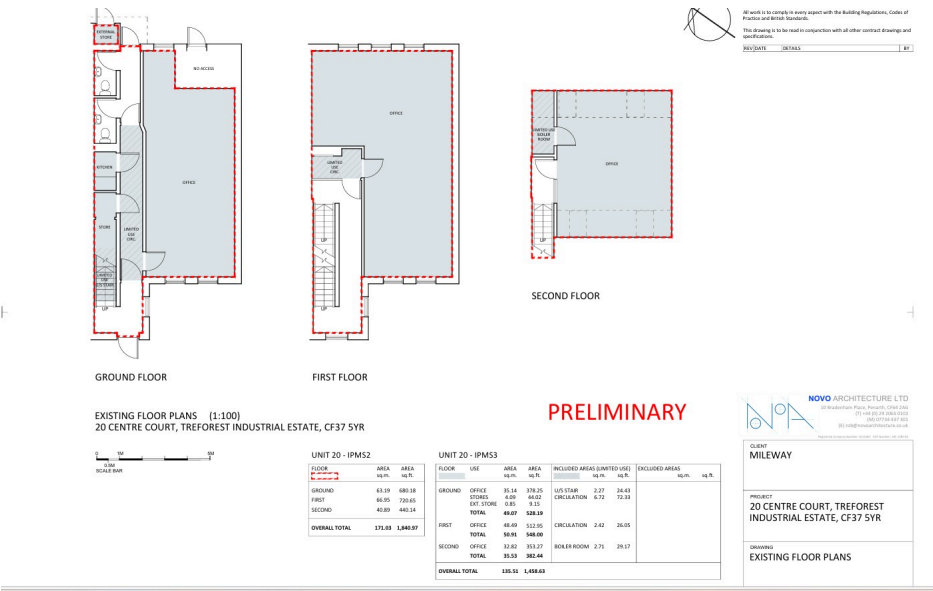
EPC: D (94)



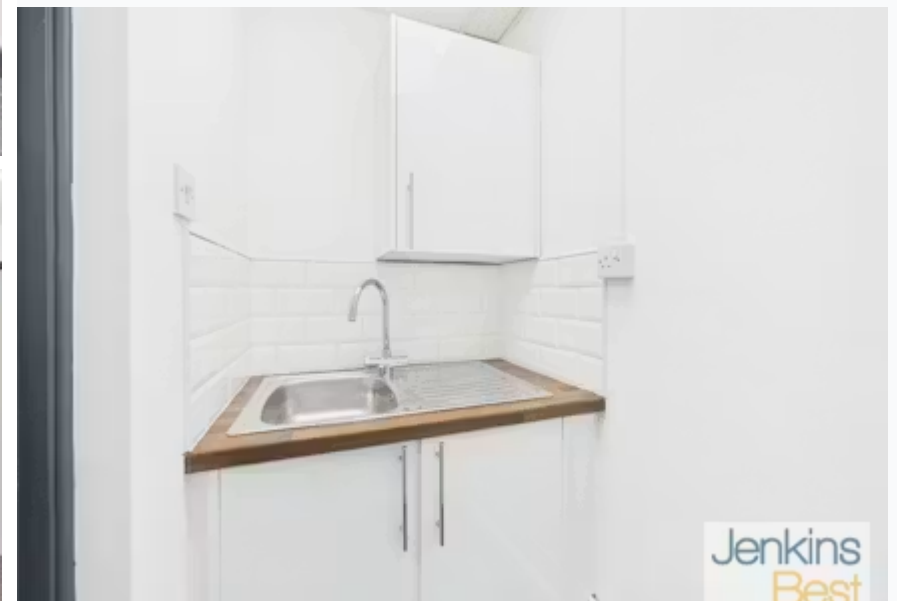
Total parking spaces: 5



Kitchen



**Unit 20, Centre Court,
Pontypridd, CF37 5YR**



Viewings

Please contact Jenkins Best

Terms

Unit 14 Centre Court is available by way of a new full repairing and insuring Lease - for a term of years to be agreed.

Rent

£14,490 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be re-assessed - Contact RCT

Service charge

£1,643.76 per annum Budget Year End Dec 2026

Insurance

£806.98 per annum Insurance Premium for Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

D (94)

VAT

Applicable

Availability

Available Immediately

Contact

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**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.

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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.