



Unit 11, Centre Court, Treforest Industrial Estate, Pontypridd, CF37 5YR

Three storey office building (1,495 sq ft) with allocated parking

Summary

Tenure	To Let
Available Size	1,495 sq ft / 138.89 sq m
Rent	£16,750 per annum payable quarterly in advance
Service Charge	£1,376.30 per annum Budget Year End Dec 2025
Business Rates	To be reassessed
EPC Rating	Upon enquiry

Key Points

- 1,495 sq ft with allocated car parking - 5 no. spaces
- Excellent road links - A470 and M4 (J32) and Cardiff
- Rail Station in close proximity - Treforest and Taffs Well
- EV charging points & Barrier entry system coming soon
- Prime commercial location - Treforest Industrial Estate
- Local amenities - Post Office, Cafes & Gym
- Close to new Department of Works & Pension Building

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Rent	£16,750 per annum payable quarterly in advance
Business Rates	To be reassessed
Service Charge	£1,376.30 per annum Budget Year End Dec 2025
VAT	Applicable
Legal Fees	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
Estate Charge	Awaiting Insurance Premium for Year Ending June 2026
EPC Rating	Upon enquiry

Description

Self-contained three storey 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

Location

Treforest Industrial Estate is a prime commercial location benefiting 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.

Specification

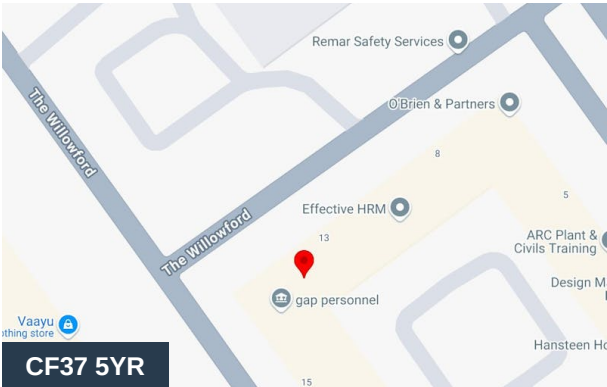
Self-contained 3 storey office building
Ground floor - Meeting room/office, WC's and kitchen
First floor - L shaped open plan office
Second floor - open plan office
5 No. dedicated car parking spaces
EPC & RV To be reassessed

Viewings

Please contact Jenkins Best or our joint agents Savills

Terms

Unit 11 Centre Court is available by way of a new full repairing and insuring Lease - for a term of years to be agreed.



Viewing & Further Information



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