



Unit 3 Fairway Court

Pontypridd, CF37 5UA

To Let: Refurbished office accommodation

4,000 to 10,000 sq ft
(371.61 to 929.03 sq m)

- Undergoing extensive refurbishment - completion NOVEMBER 2026
- Flexible terms available
- Generous parking
- AC (heating and cooling)
- Excellent road connections

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Summary

Available Size	4,000 to 10,000 sq ft
Rent	£12.50 per sq ft
Rates Payable	£5.63 per sq ft
Service Charge	If multi-let a service charge will apply for the shared services of the building.
Car Parking	1: 300
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.27 per sq ft Internal and external.
EPC Rating	B

Description

The property is undergoing comprehensive refurbishment.

Specification to include:

Air Conditioning, Suspended ceilings, raised floors, carpet tiles, full double glazing, male, female and disabled W.C facilities and secure intercom access system.

The available suites are located on the ground and first floor of the property, available together, or separately.

Location

Fairway Court is a quality office development located on the northern fringe of Treforest Industrial Estate, approximately 11 miles from Cardiff City Centre.

The development offers excellent links to the A470 and the M4, with J32 located five miles to the South.

Taffs Well train station is located 3 miles to the South.

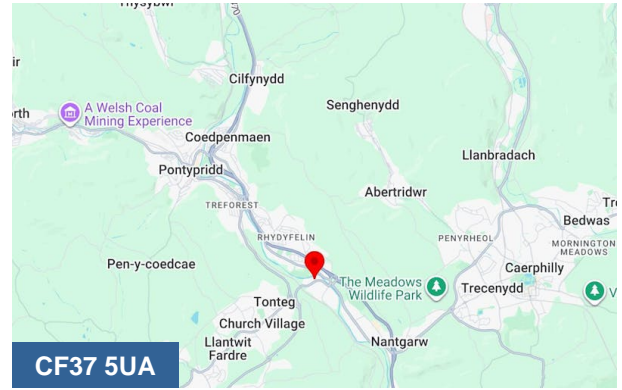
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Office	4,000	371.61	Coming Soon
1st - Office	6,000	557.42	Coming Soon
Total	10,000	929.03	

Terms

Available to lease on terms to be agreed.



Viewing & Further Information



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