

REFURBISHED



## 18, Centre Court, Treforest Industrial Estate, Pontypridd, CF37 5YR

Three storey office building with parking

### Summary

|                       |  |
|-----------------------|--|
| <b>Tenure</b>         | To Let   |
| <b>Available Size</b> | 1,464 sq ft / 136.01 sq m                      |
| <b>Rent</b>           | £16,610 per annum payable quarterly in advance |
| <b>Service Charge</b> | £1,670 per annum<br>Budget Year End Dec 2024   |
| <b>Business Rates</b> | To be reassessed                               |
| <b>EPC Rating</b>     | C (58)   |

### Key Points

- Refurbished Self-contained office
- Prime commercial location - Treforest Industrial Estate
- Local amenities - Post Office, Cafes Gym
- Close to new Department of Works & Pension Building
- 1,500 sq ft (139 sq m) with allocated car parking - 5 no. spaces
- Excellent road links - A470 and M4 (J32)
- Rail Station in close proximity - Treforest and Taffs Well
- New Gas Boiler 2024

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|----------------|---|
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| Rent           | £16,610 per annum payable quarterly in advance  |
| Business Rates | To be reassessed  |
| Service Charge | £1,670 per annum<br>Budget Year End Dec 2024  |
| 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  | £455.40 per annum<br>Approximate Premium for Year Ending Dec 2025   |
| EPC Rating     | C (58)  |

## Description

Self-contained office building located in prime South Wales Commercial location - Treforest Industrial Estate.Â Excellent road links - A470 and M4 Motorway (J32). Cardiff City Centre within 7 miles.

## 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.

## Specification

- Self-contained 3 storey office building.
- Ground floor - open plan office, WC's, storage and kitchen
- First floor - open plan office
- Second floor - open plan office
- 5 No. dedicated car parking spaces

## Terms

Unit 18 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



**Craig Jones**  
07867 393494  
craig@jenkinsbest.com



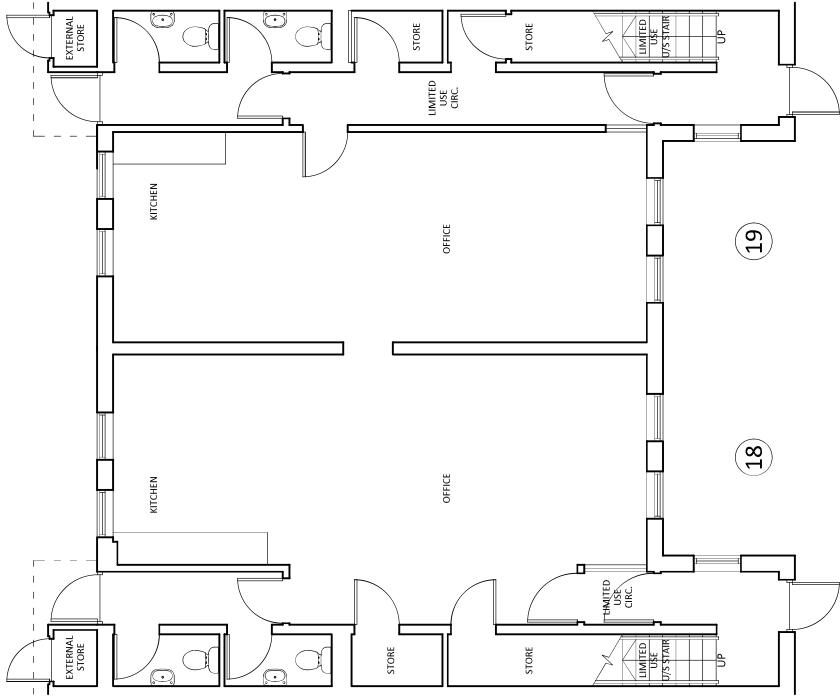
**Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com



**Henry Best**  
07738 960012  
henry@jenkinsbest.com

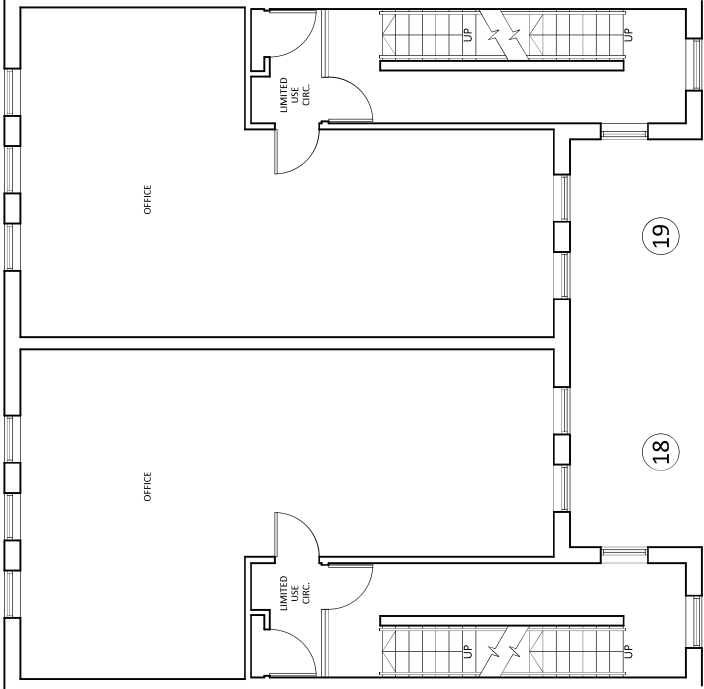
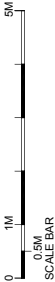
**Mr Gary Carver (Savills)**  
02920368963 | 07972000171

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GROUND FLOOR

EXISTING FLOOR PLANS (1:100)  
18 & 19 CENTRE COURT, TREFOREST INDUSTRIAL ESTATE, CF37 5YR



FIRST FLOOR

PRELIMINARY



**NOVO ARCHITECTURE LTD**  
10 Bradenham Place, Penarth, CF64 2AG  
(T) +44 (0)1495 773302  
(F) +44 (0)1495 773302  
(E) rob@novosarchitecture.co.uk  
Registered Company Number: 8118497 VAT Number: 931 1293 96

|                   |  |   |                     |                     |             |               |                 |                            |
|-------------------|--|---|---------------------|---------------------|-------------|---------------|-----------------|----------------------------|
| CLIENT<br>MILEWAY | PROJECT<br>18 & 19 CENTRE COURT,<br>TREFOREST INDUSTRIAL ESTATE,<br>CF37 5YR | DRAWING<br>EXISTING GROUND AND FIRST<br>FLOOR PLANS | SCALE @ A3<br>1:100 | DATE<br>AUGUST 2022 | DRAWN<br>RD | CHECKED<br>JN | JOB NO.<br>1582 | REVISION<br>UNIT 18/19 (1) |
|-------------------|--|---|---------------------|---------------------|-------------|---------------|-----------------|----------------------------|

The contractor is to check all dimensions on site and inform the contract administrator/project manager of any discrepancies.  
All work is to comply in every aspect with the Building Regulations, Codes of Practice and British Standards.  
This drawing is to be read in conjunction with all other contract drawings and specifications.

| REV | DATE | DETAILS | BY |
|-----|------|---------|----|
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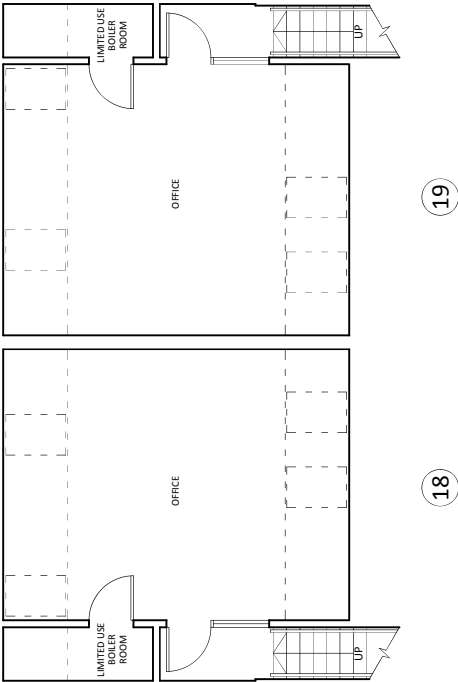




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All work is to comply in every aspect with the Building Regulations, Codes of Practice and British Standards.

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| REV | DATE | DETAILS | BY |
|-----|------|---------|----|
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SECOND FLOOR

EXISTING FLOOR PLANS (1:100)  
18 & 19 CENTRE COURT, TREFOREST INDUSTRIAL ESTATE, CF37 5YR



PRELIMINARY



|                   |  |                                       |                     |                     |                               |               |          |
|-------------------|--|---------------------------------------|---------------------|---------------------|-------------------------------|---------------|----------|
| CLIENT<br>MILEWAY | PROJECT<br>18 & 19 CENTRE COURT,<br>TREFOREST INDUSTRIAL ESTATE,<br>CF37 5YR | DRAWING<br>EXISTING SECOND FLOOR PLAN | SCALE @ A3<br>1:100 | DATE<br>AUGUST 2022 | DRAWN<br>RD                   | CHECKED<br>JN | REVISION |
|                   |  |                                       | JOB NO.<br>1582     |                     | DRAWING NO.<br>UNIT 18/19 (2) |               |          |