



TO LET

Suites 1B and 1C, 1-2 Melin Corrwg Business Parc
Cardiff Road, Upper Boat, CF37 5BE

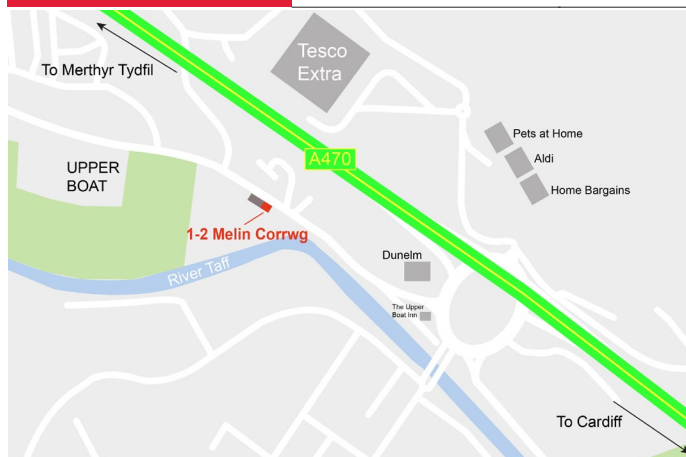
MODERN QUALITY OFFICE SUITES

**226 sq ft - 657 sq ft
WITH PARKING**

- + Air conditioning
- + Suspended ceilings with LED lighting
- + Perimeter trunking
- + Passenger lift
- + Male, female and disabled WC's
- + Kitchenette facility

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Melin Corrwg Business Parc is located on Cardiff Road at Upper Boat on the northern edge of Treforest Industrial Estate adjacent to the A470 and within 5 minutes drive of Junction 32 of the M4 motorway.

From the Upper Boat roundabout off the A470, the Parc can be found by following the signs of Hawthorn. The building is approximately 600 metres on the left hand side. Parking is located at the rear.

DESCRIPTION

The property comprises a semi-detached office block arranged over three floors that directly fronts onto Cardiff Road. The upper floors are let to Chwarae Teg, Full Stop Law and Underwoods.

The lower ground floor level has been split into three suites. Suite 1A is let to Freshflow. The following two suites are available and total the following areas:-

Suite 1B	431 ft ²		(40.04 m ²)
Suite 1C	226 ft ²		(21.06 m ²)

The internal specification is excellent incorporating;

- + Air conditioning
- + Suspended ceilings incorporating recessed lighting
- + Perimeter trunking
- + Passenger lift
- + Male, female and disabled WC's
- + Kitchenette facility
- + Breakout area

CAR PARKING

Suite 1B - 2 car parking spaces

Suite 1C - 1 car parking space

EPC

The property has an Energy Performance Certificate of 59 (Band C). A copy of the EPC is available on request.

LEASE TERMS

The suites are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

**Suites 1B and 1C, 1-2 Melin Corrwg
Business Parc, Upper Boat, CF37 5BE**

RENT

Suite 1B - £500 per month (£6,000 per year)

Suite 1C - £300 per month (£3,600 per year)

ESTATE/BUILDING SERVICE CHARGE

Occupiers contribute a fair proportion of the cost of maintaining the estate and common areas. This cost is currently running at £2.50 per square foot.

UTILITIES AND INSURANCE

Each suite is responsible for a fair proportion of the cost of utilities and building insurance. The allocation is as follows;

Suite 1B - 23%

Suite 1C - 12%

VAT

The property has **not** been elected for VAT.

BUSINESS RATES

Both suites are fully exempt from business rates if leased separately.

Interested parties though should rely on their own enquiries with the Local Authority.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rob Emanuel / Rhys Williams

Email: rob@emanuel-jones.co.uk

rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

This property is subject to a disclosable interest under Section 21 of the Estate Agents Act 1979.



January 2019

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.