



Martin Evans House

Avenue De Clichy, Merthyr Tydfil, CF47 8LD

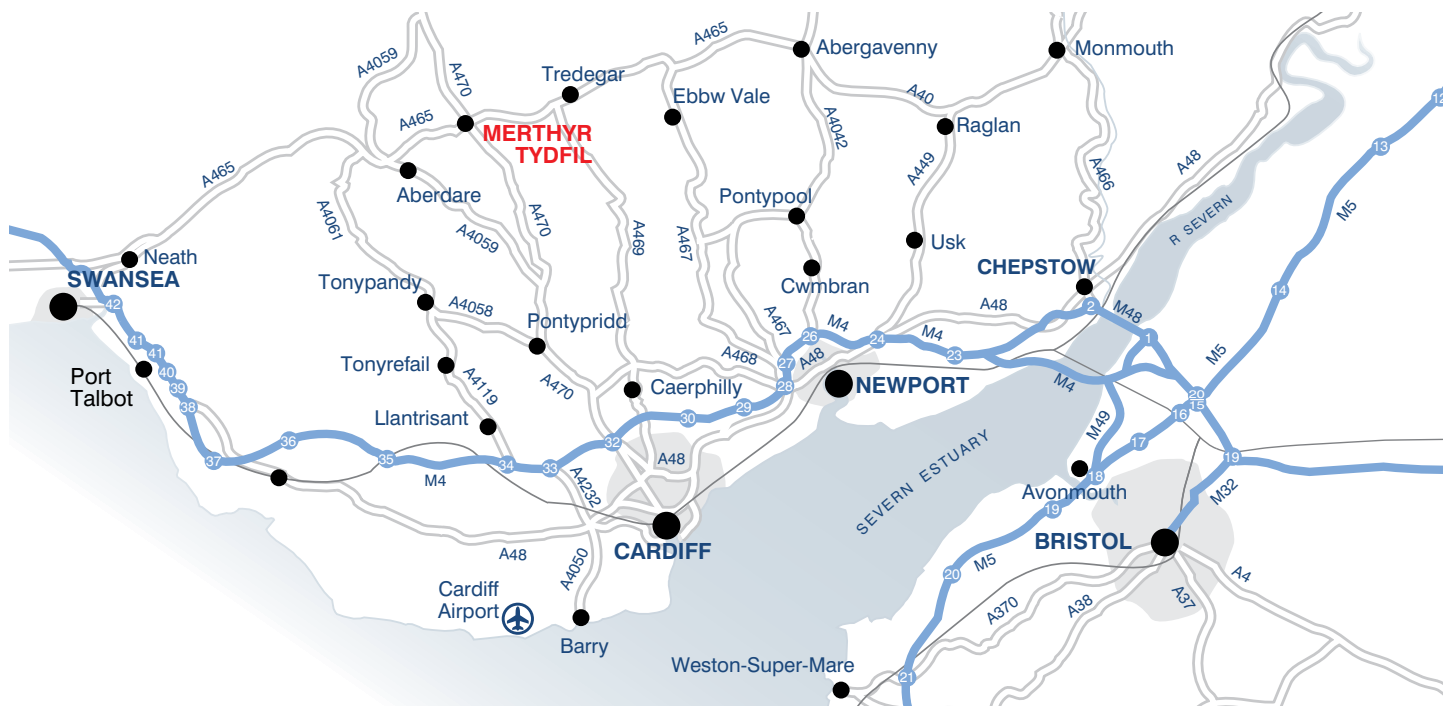
**DETACHED 3 STOREY OFFICE BUILDING
FOR SALE / TO LET**

13,355 sq.ft. (1,240.76 m²).

- + Comfort cooling throughout
- + Suspended ceiling with recessed lighting
- + Raised floors with 3 compartment floor boxes
- + DDA compliant building with passenger lift serving all floors
- + Each floor offering kitchen facilities and male and female WC's

029 2081 1581

www.emanuel-jones.co.uk



LOCATION

Merthyr Tydfil is the regional town centre of Merthyr Tydfil County Borough and is situated towards the north of the South Wales Valleys. It lies approximately 23 miles north of Cardiff and 30 miles north east of Swansea. Merthyr Tydfil has a population of approximately 59,810 (2016 – StatsWales)

The locality benefits from excellent transport links being positioned at the junction of the A465 dual carriageway (Heads of the Valleys road) and the A470, the primary dual carriageway route direct to Cardiff and the M4 motorway.

Within walking distance from the subject property is Merthyr Tydfil train station that connects to Cardiff Central train station in approximately 60 minutes. Public transport links between Merthyr Tydfil and Cardiff have undergone significant improvements with further improvement works planned for the coming years.

Notable neighbouring occupiers include Merthyr Tydfil County Borough Council and telecommunication companies EE and T-Mobile.

DESCRIPTION

The available property is located within Riverside Court, an office development adjacent to Avenue De Clichy. The property is a detached 3 storey office building constructed in approximately 2000. The accommodation is split equally over three floors with a combined area of 13,355 ft² (IPMS 3). The office specification is of a high standard incorporating:

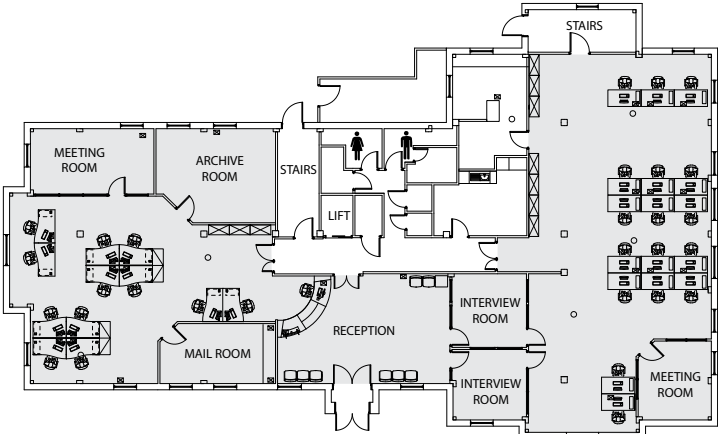
- + Comfort cooling throughout
- + Suspended ceiling with recessed lighting
- + Raised floors with 3 compartment floor boxes
- + Large ground floor reception and waiting area
- + Intercom system and intruder alarm system
- + Double-glazed aluminium windows
- + DDA compliant building with passenger lift serving all floors
- + Disabled WC at ground floor level
- + Mixture of open plan and partitioned offices
- + Shower facilities at ground floor level
- + Each floor has kitchen facilities and male and female WC's



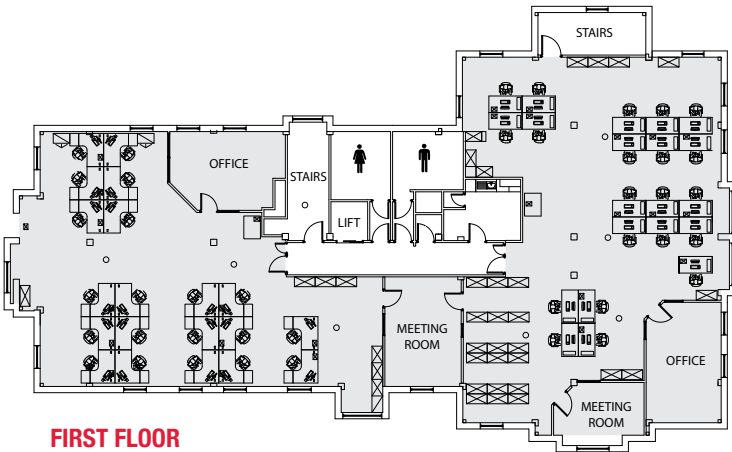
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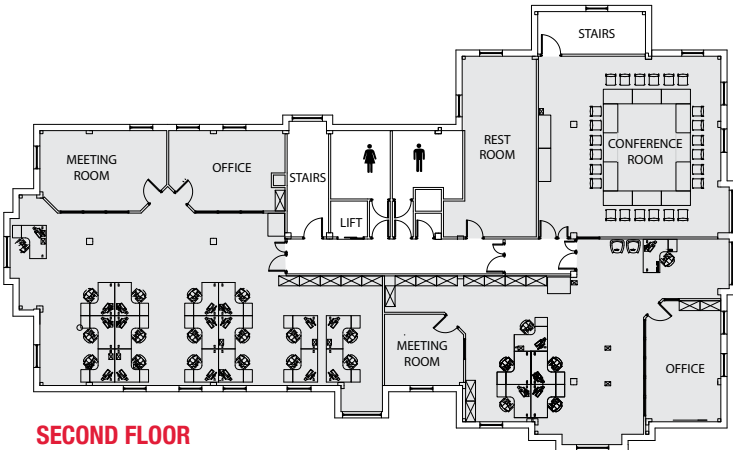
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



ACCOMMODATION

The property provides the following approximate areas (IPMS 3);

Ground Floor	4,472 ft²	(415.44 m²)
First Floor	4,476 ft²	(415.85 m²)
Second Floor	4,407 ft²	(409.47m²)
Total	13,355 ft²	(1,240.76 m²)

RENT

£10 per square foot per annum. The accommodation is available as a whole or part only.

CAR PARKING

Martin Evans House benefits from tarmac surfaced car parking adjacent to the northern and southern elevations of the building. Both car parks have security barriers with intercom systems. There are 19 spaces in the northern car park and 14 spaces in the southern car park. In addition, there are 5 car parking spaces located directly outside the main entrance. The total number of car parking spaces allocated for the building is 38. This provides an attractive ratio of 1 space per 351 ft².

PURCHASE PRICE

The freehold is available by way of negotiation.

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**EPC**

The property has an Energy Performance Certificate in Band E.

VAT

The property has been elected for VAT and will be charged where applicable.

LEGAL COSTS

Each party to bear their own.

BUSINESS RATES

We are informed that the rateable value of the property is £80,000. For the year ending March 31st 2018 the rates payable are £39,920 (UBR 49.9p).

Interested parties should make their own enquiries with the Local Authority.

VIEWING

Strictly by appointment through sole agents:-

Emanuel Jones

6 Ty-Nant Court
Morganstown
Cardiff CF15 8LW
Tel: 029 2081 1581

Contact: Rob Emanuel / Rhys Williams
Email: rob@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO VACANT POSSESSION



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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 contract. 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.