

Suite 7 & 8 Cwm Cynon Business Centre

Abercynon, CF45 4ER

Jenkins
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MODERN FIRST FLOOR OFFICE SUITE

TO LET | Office
750 sqft (69.68 sq m)
£9,050 per annum (excl.)

Key Features

- Well located office building
- On site car parking
- DDA Compliant
- Common parts recently refurbished
- All-inclusive rents



Description

A modern two storey office building located on an established Business Park to the south of Mountain Ash.

Accommodation

The property comprises a modern two storey office building built in 1994 providing modern office suites in a range of sizes. Unit 7 & 8 measures approximately 750 sq ft (69.67 sq m) and is located on the first floor.

- Door entry system
- suspended ceiling
- double glazed windows
- gas fired central heating
- perimeter trunking
- carpet tiled floor
- shared WC and kitchen facilities on both floors
- common parts recently refurbished

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Further info visit:

<https://www.jenkinsbest.com/properties/suite-7-8-cwm-cynon-business-centre-abercynon-cf45-4er/>

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3 Melin Corrwg Business Park, Upper Boat, Treforest
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enquiries@jenkinsbest.com

Location

The property is located on an established Business Park to the south of Mountain Ash in the Cynon Valley with direct access to the A4059 and in turn the A470 at Abercynon which is approximately 2.5 miles away. Merthyr Tydfil is 11 miles to the north, Pontypridd 7 miles to the south and Aberdare 5 miles north west. J32 of the M4 is 14 miles away with Cardiff city centre a further 5 miles.

Tenure & Terms

Available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

Flexible lease terms available

Rent

£9,050 per annum (Exclusive). All inclusive rent that includes service charge .

Rateable Value

Rateable value of Suite 7 & 8 £4,850 (2017 List).

The suite currently qualifies for 100% small business rates relief - please contact Rhondda Cynon Taff Council for further information.

Estate service charge / building insurance

There is an obligation to contribute towards the upkeep of the common parts of the building - each suite contributes. The service charge is included in the rent. Further details available upon request. The Landlord Insures the building and recovers the annual premium from the Tenant.

Legal costs

Each party responsible for their own legal costs.

Energy Performance Certificate

To be re-assessed.

Further information

For further information or to arrange a viewing please contact Jenkins Best on 02920 34 00 33.



Disclaimer

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February 2021

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