

# SUITE 5 CWM CYNON BUSINESS PARK

MOUNTAIN ASH, CF45 4ER

RECENTLY REFURBISHED GROUND FLOOR OFFICE SUITE

TO LET | Office

780 sqft (72.46 sq m)

£9,750 Per annum (Excl.)

## Key Features

- Well located multi-let office building
- Ample on site car parking
- DDA Compliant
- Recently refurbished suite and building common parts
- Suite qualifies for 100% small business rates relief



## Description

Cwm Cynon Business Centre is a modern two storey office building located in an established business / commercial location to the south of Mountain Ash. Suite 5 is located on the ground floor and comprises the following specification:

- Recently refurbished
- 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
- Ample car parking provision

## Accommodation

Suite 5 measures approximately 780 sq ft (72.5 sq m).

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Further info visit:

<https://www.jenkinsbest.com/properties/suite-5-ground-floor-cwm-cynon-busines-park-mountain-ash-cf45-4er/>

## 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 Lease - flexible lease terms available.

## Rent

£9,750 per annum (Exclusive). All inclusive rent that includes service charge.

## Rateable Value

Rateable value of Suite 5 is £5,300 (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

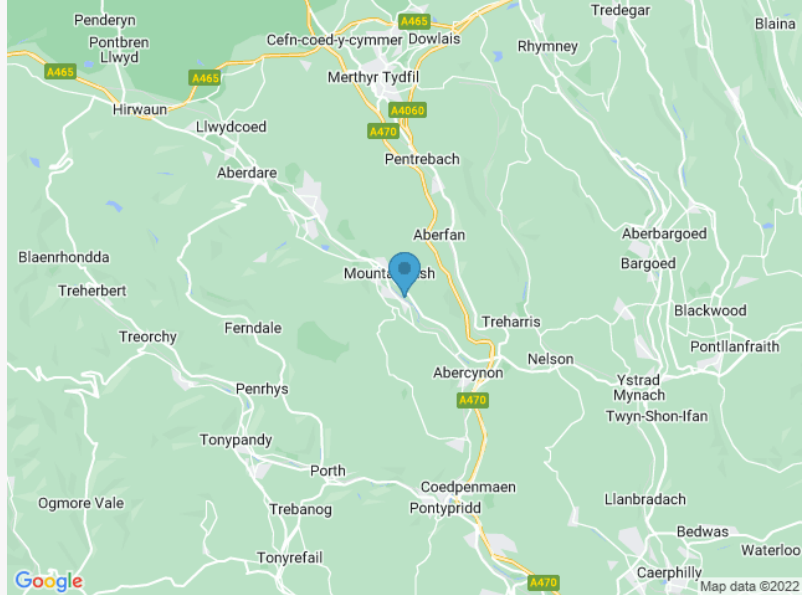
Each party responsible for their own legal costs.

## 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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**Jenkins  
Best**  
jenkinsbest.com

3 Melin Corrwg Business Park, Upper Boat, Treforest  
CF37 5BE | T: 029 20 34 00 33  
enquiries@jenkinsbest.com