Jenkins Best

Office
TO LET



5-7, Cefn Coed Business Parc, Parc Nantgarw, Cardiff, CF15 7QQ

Office To Let

Summary

Tenure	To Let
Available Size	20,895 sq ft / 1,941.21 sq m
Rent	£13.50 per sq ft
Service Charge	£1,825 per annum Budget for year ending December 2024
Rates Payable	£109,140 per annum based on 2023 Valuation
Rateable Value	£204,000
EPC Rating	D (95)

Key Points

- High quality detached office building
- Excellent road links - adjacent to A470 and close proximity to Junction 32 of the M4
- Requirements from 5,096 sq ft to 20,895 sq ft can be accommodated
- 80 Car parking spaces
- Established office location with surrounding amenities
- Public transport links - rail and bus
- New Lease available

5-7, Cefn Coed Business Parc, Parc Nantgarw, Cardiff, CF15 7QQ

Summary

Available Size	20,895 sq ft
Rent	£13.50 per sq ft
Rates Payable	£109,140 per annum based on 2023 Valuation
Rateable Value	£204,000
Service Charge	£1,825 per annum Budget for year ending December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	D (95)

Description

A high quality office building adjacent to the A470 and in close proximity to J32 of the M4 Motorway.

Location

Cefn Coed is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to J32 of the M4 just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities. Additionally, the property is situated 1.3 miles (2.1 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station

Accommodation

Name	sq ft	sq m	Availability
Ground - Reception	511	47.47	Available
Ground - South	5,096	473.43	Available
Ground - East	5,096	473.43	Available
1st - South	5,096	473.43	Available
1st - East	5,096	473.43	Available
Total	**20,895**	**1,941.19**	

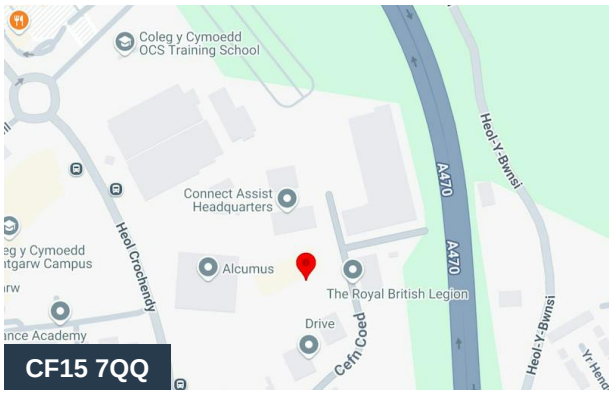
Specification

5-7 Cefn Coed was constructed in the early 2000's comprises a self-contained, two storey office building which provides high quality office space with a specification including:

- Raised access floors
- Suspended ceilings
- Two passenger lifts
- Showers on both floors
- Cycle racks

Terms

Cefn Coed is available in its entirety, on a floor by floor or wing by wing basis by way of a new lease on a Full Repairing and Insuring basis for term to be agreed. If the building was sub-divided a building service charge would be implemented for the maintenance and upkeep of common areas







Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com



Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com



Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Mr Gary Carver (Savills)
02920368963 | 07972000171