



TO LET

Unit 1, Charnwood Court,
Cardiff, **CF15 7QZ**

To Be Refurbished - Detached 2 Storey Office Building in Prominent Location

- Prime Location
- DDA Compliant
- 17 Parking Spaces
- Gas Central Heating/ and Cooling System
- Passenger Lift
- Welfare Facilities on both floors
- Detached Office Building
- Raised Access Floors
- Suspended Ceilings



Size

2,455 to 4,978 sq ft (228.08 to 462.47 sq m)

Rent

£14 per sq ft - Rent to be increased by 3% per annum on any leases of 5 years or below

Location

The property occupies a prominent position within Parc Nantgarw, a well-established business location situated immediately off the A470. The estate benefits from excellent connectivity, with direct access to Junction 32 of the M4 Motorway approximately 3 miles (4.8 km) to the south.

Parc Nantgarw, together with the neighbouring Treforest Industrial Estate, offers a wide range of amenities, including shops, restaurants and leisure facilities. Nearby occupiers and attractions include McDonald's Drive-Thru, Showcase Cinema, Nando's, Costa, Yodel, Frankie and Bennies.

The property is also well served by public transport, being located approximately 1.2 miles (2.0 km) south of Treforest Estate Railway Station and 1.7 miles (2.7 km) north of Taffs Well Railway Station.

Connectivity

Road

A470	0.5 miles
M4 Junction 32	3 miles



Train Stations

Treforest Estate	1.7 miles
Taffs Well	2.7 miles



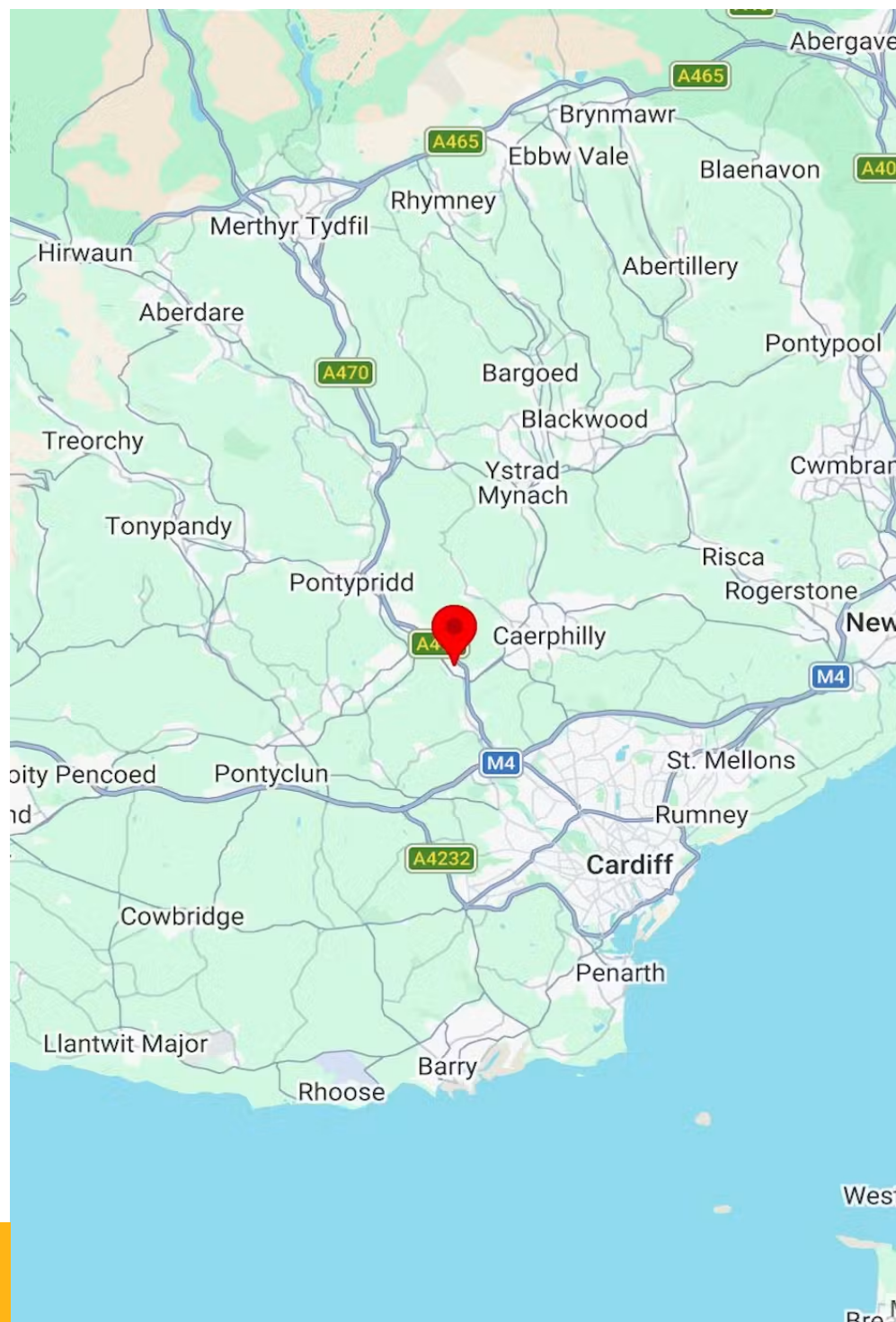
Airports

Cardiff	14 miles
Bristol	39 miles



Water

Port of Cardiff	11 miles
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Description

The property comprises a detached two-storey office building constructed circa 2001. The building benefits from a high-quality specification, including raised access floors, gas-fired central heating, first-floor heating and cooling systems, a passenger lift, recessed lighting, and male, female and accessible WC facilities.

The existing fit-out is predominantly cellular, incorporating a range of small and large meeting rooms, together with a kitchen and breakout area on the ground floor. Subject to requirements, these partitions could be removed to provide open-plan office accommodation.

The property also benefits from 17 allocated parking spaces.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Ground Floor	2,455	228
First Floor	2,523	234
TOTAL	4,978	462

The accommodation comprises the following areas:

Specification



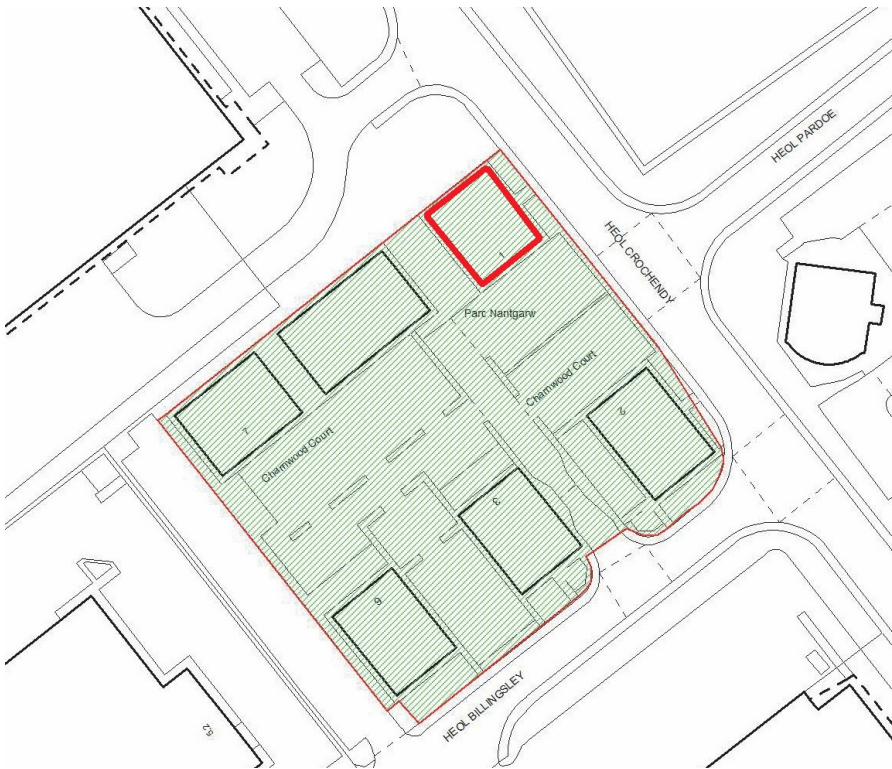
EPC: C (55)



Passenger Lifts



Kitchen





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Lease Terms

Rent to be increased by 3% per annum on any leases of 5 years or below

Business rates

Rateable Value: £62,000

Rates Payable: £31,124 per annum Based on the 2026 Valuation

Service charge

£4,485 per annum Based on the current budget

Insurance

£1,311 per sq ft Based on the current premium

EPC

C (55)

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.