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Office

200 to 4,460 sq ft (18.58 to 414.35 sq m)



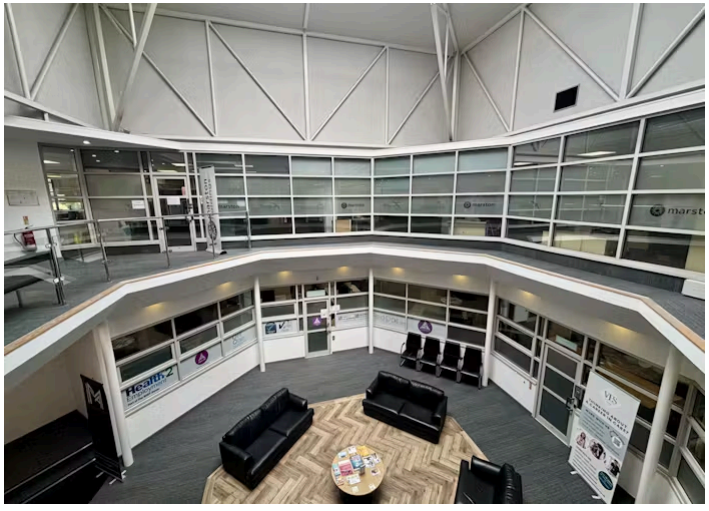
TO LET

Triangle Business Centre, Pentrebach,
Merthyr Tydfil, CF48 4TQ

Newly refurbished office suites available from 2 persons up to 4,460 sq ft

- First floor office suite - refurbished, range of suite sizes available
- DDA Compliant Building - Lift
- Local Amenities - Retail, Hotel, Pubs in walking distance
- Close Proximity Public Transport Links
- Suites to include LED lighting and new floor coverings
- Allocated car parking on site
- Public transport links





Size

200 to 4,460 sq ft (18.58 to 414.35 sq m)

Rent

£11 per sq ft VAT payable in addition

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Location

Triangle Business Centre occupies a prominent position in Pentrebach, approximately one mile south of Merthyr Tydfil town centre. The property benefits from excellent connectivity, with direct access to the A470 and close proximity to the A465 Heads of the Valleys Road, providing convenient links throughout South Wales and beyond. Pentrebach railway station is within walking distance, whilst a range of amenities including Merthyr Retail Park, Premier Inn, supermarket facilities and food and beverage operators are located nearby, making Triangle Business Centre an attractive and well-connected business location.

Connectivity

Road

A470	0.5 miles
A465 Heads of the Valleys	2 miles

Train Stations

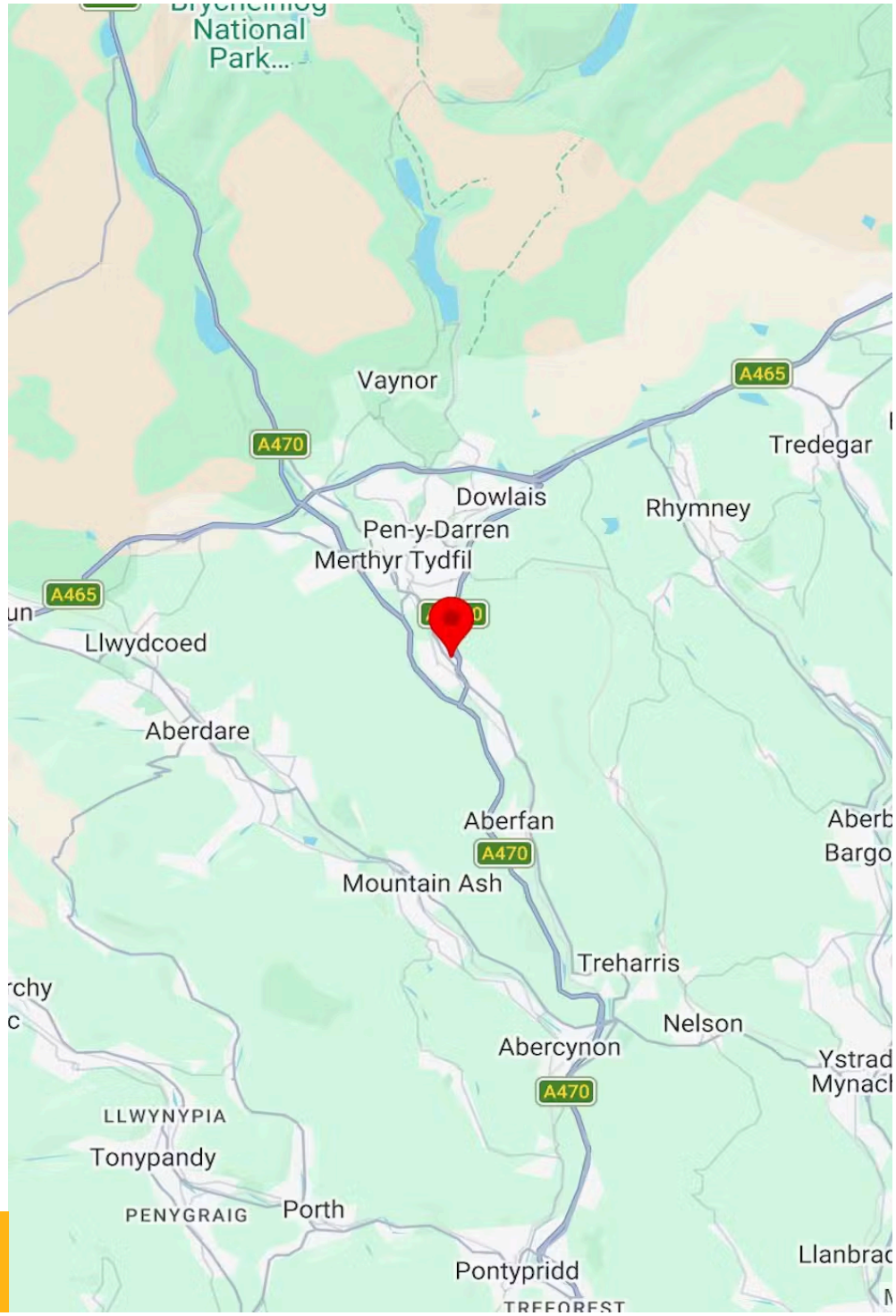
Pentrebach Railway Station	0.3 miles
Merthyr Tydfil Railway Station	1.5 miles

Airports

Cardiff Airport	33 miles
Bristol Airport	55 miles

Water

Port of Cardiff	25 miles



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Description

Triangle Business Centre offers modern office accommodation in a highly accessible location at the southern gateway to Merthyr Tydfil. Situated in Pentrebach, the property benefits from excellent connectivity to the A470 and A465 Heads of the Valleys Road, with Pentrebach railway station within walking distance. Nearby amenities include Merthyr Retail Park, a Premier Inn hotel, supermarket and a range of local services.

The available suites provide bright, well-presented workspace benefitting from LED lighting, excellent natural light and generous on-site car parking at a ratio of approximately 1 space per 250 sq ft. Accommodation is available on flexible suite sizes from approximately 400 sq ft up to 4,460 sq ft.

- Offices from 200 sq ft to 4460 sq ft available at first floor level.
- The office suites will include new LED lighting and floor coverings.
- The building is well maintained / managed and includes WC's each floor, lift and an access / alarm system .

Specification

EPC: C (74)

Office Content (sq ft): 4460

Kitchen

Parking ratio: 1:250

Lighting Type: LED

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Sat Nav. **CF48 4TQ**

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what3words

Viewings

Please contact Jenkins Best in the first instance

Terms

New Lease available - flexible terms available. Please contact for a proposal - dependent upon what suite size you need / are looking for the following is a guide: Rent £11.00 per sq ft Excl. Service charge £4.00 per sq ft Excl. Building insurance £0.25 per sq ft Excl. Utilities are re-charged on a pro rata basis (suite size) Business rates - to be assessed

Rent

£11 per sq ft VAT payable in addition

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be assessed.

Service charge

£4 per sq ft

Insurance

£0.25 per sq ft Building insurance contribution.

Legal Costs

Each party to bear their own costs

EPC

C (74)

VAT

Applicable

Availability

Available Immediately

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Contact

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Regulated by RICS

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All terms quoted exclusive of VAT unless otherwise stated.

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