



# The Barn, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR

HIGH QUALITY GROUND FLOOR  
OFFICES - TO LET

1,207 ft<sup>2</sup> (112.12 m<sup>2</sup>)

- + Self contained offices
- + Open plan layout
- + Gas central heating
- + Independent kitchen and WC's
- + DDA compliant

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

The property is located within Treforest Industrial Estate, home to South Wales' most established distribution and manufacturing locations. The estate provides easy accessible transporting links to its occupiers.

Treforest Industrial Estate is in close proximity to the A470 Dual Carriageway linking to Junction 32 of the M4 Motorway approximately 3 miles south. The estate also benefits from a dedicated train station providing a 20-minute journey to Cardiff City Centre.

The property is located a short distance off the main avenue of Treforest Industrial Estate with neighbouring national occupiers such as NatWest, Barclays and the Post Office.

**DESCRIPTION**

The property is a recently developed new build comprising a detached 2 storey hybrid unit with both office and workshop space.

Externally, the property is uniquely presented with modern birch wood cladding under a pitched slate roof. Internally, the communal atrium provides a large open plan area with an abundance of natural light through the large glass panes.

There is a disabled WC at ground floor level available to all occupiers. The office has been fitted out to a high standard and incorporates the following;

- + DDA compliant
- + Perimeter gas fired central heating
- + Fully carpeted
- + Independent WC's
- + Independent kitchen with modern fittings
- + Independent electricity supply
- + Flexible open plan layout
- + Zoned alarm system
- + Intercom system
- + Intergrated cat 5 cabling with server cabinet

**ACCOMMODATION**

The available ground floor suite comprises the following approximate areas;

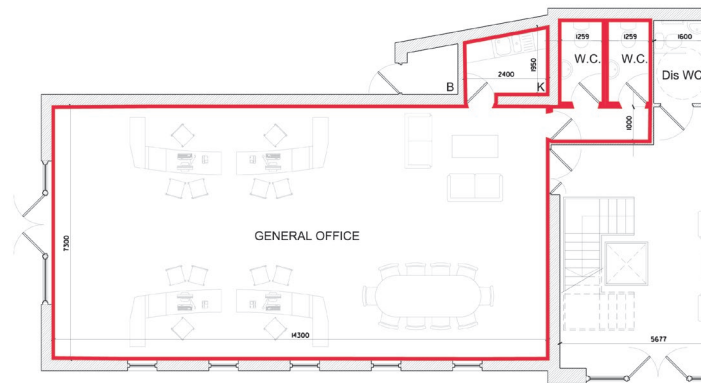
Total (IPMS 3) 1,207 ft<sup>2</sup> | (112.12 m<sup>2</sup>)

**CAR PARKING**

3 onsite car parking spaces are allocated to the offices with additional street parking in close proximity.

**TERMS**

The accommodation is available for lease on effective full repairing and insuring terms. The tenant will contribute to the building service charge. Further details on request.



PROPOSED GROUND FLOOR PLAN

**RENT**

£15,000 per annum exclusive.

**BUSINESS RATES**

The business rates are currently being assessed by the Valuation Office Agency. Please contact Rhondda Cynon Taff County Council for additional information.

**VAT**

The property has been elected for VAT and will be charged where applicable.

**EPC**

Currently being assessed.

**LEGAL COSTS**

Each party is to bear their own legal costs.

**VIEWING**

Strictly by appointment through sole agents:-

Contact: Rob Emanuel / Rhys Williams  
Email: rob@emanuel-jones.co.uk  
Email: rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY



December 2018

**The Barn, Main Avenue,  
Treforest Industrial Estate, Pontypridd**

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