



Oldway House

Porth Street, Porth,
Rhondda Cynon Taff, CF39 9ST

**DETACHED FOUR STOREY OFFICE
BUILDING - TO LET**

TOTAL AREA 15,220 ft² (1410.00 m²)

- + Open plan layout
- + Equality Act compliant
- + 14 parking spaces

029 2081 1581

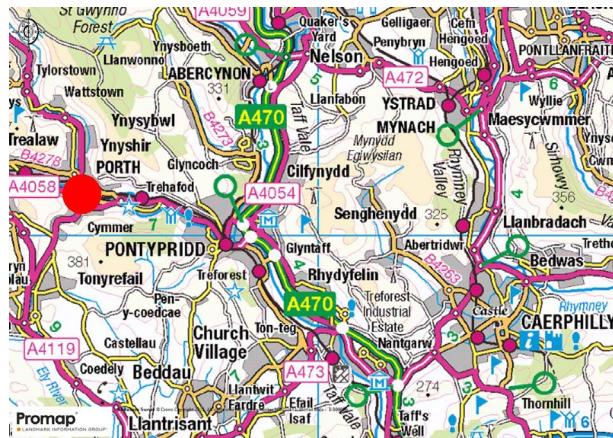
www.emmanuel-jones.co.uk

LOCATION

Porth town is situated along the A4058 and is approximately 3 miles north west of Pontypridd and 14 miles north west of Cardiff. The A470 dual carriageway provides direct access to the M4 motorway 12 miles south.

The property is situated in a central location within Porth town centre on the eastern side of Porth Street. Porth train station is adjacent to the property allowing for easy access to Cardiff with a journey time of 38 minutes to Cardiff Central Station.

Adjacent to the property is Porth Farm Surgery, a police station, Premier convenience store and a number of local traders.

**SPECIFICATION**

The available property comprises a purpose built detached office building with accommodation over four floors. The property provides the following specification;

- + Flexible open plan layout
- + Part suspended ceilings throughout incorporating recessed lighting
- + Perimeter trunking
- + Double glazed aluminium windows
- + Kitchen facilities
- + Passenger lift
- + Male and female WC's on each floor
- + Disabled WC's on alternate floors
- + Automatic door entry system
- + Intruder alarm, intercom system and CCTV

ACCOMMODATION

The site measures approximately 0.324 acres (0.131 ha)

The property provides the following approximate areas;

Ground Floor	3,821 ft ²		(355.00 m ²)
First Floor	3,800 ft ²		(353.00 m ²)
Second Floor	3,800 ft ²		(353.00 m ²)
Third Floor	3,799 ft ²		(353.00 m ²)
Total Area (IMPS 3)	15,220 ft ²		(1414.00 m ²)

CAR PARKING

14 on site car parking spaces are available with the building, including 1 disabled.

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£7.50 per square foot per annum.

VAT

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

EPC

The property has an Energy Performance Certificate in Band C.

BUSINESS RATES

We understand that the rateable value of the property is £97,500 and the year ending March 2019 the rates payable are £50,115. However, interested parties should rely on their own enquiries with the local authority.

VIEWING

Strictly by appointment through joint agents Emanuel Jones and Knight Frank:-

Contact: Rhys Williams / Leo Llewellyn
Email: rhys@emmanuel-jones.co.uk
leo@emmanuel-jones.co.uk

Contact: Grace Shackell
Email: grace.shackell@knightfrank.com

SUBJECT TO CONTRACT AND AVAILABILITY

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May 2018

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