



Castle House

Cardiff Road, Taffs Well, Cardiff CF15 7RD

**GROUND FLOOR OFFICE WITH PARKING
TO LET**

2,070 sq.ft. (192 sq.m.)

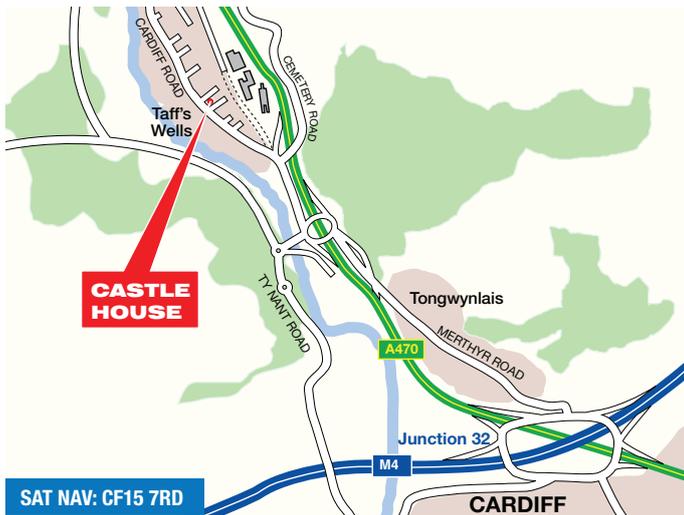
- + Suspended ceilings with surface mounted fluorescent strip lighting
- + Solid floors with carpeting throughout
- + 5 parking spaces
- + Perimeter trunking
- + Gas fired central heating
- + W/C facilities

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is situated in the centre of Taffs Well, a popular residential area just north of Cardiff. Taffs Well can be accessed via the A470 and the A4054 Cardiff Road. The A470 is less than half a mile from the property which gives direct access onto the M4 Motorway at Junction 32 and beyond to Cardiff City Centre. Approximately half a mile to the south of the property there are the Ty-Nant Court and Riverside Court office developments, whilst the extremely well established and popular Treforest Industrial Estate is about 2 miles to the north.

**DESCRIPTION**

The Suite is located on the ground floor of a three storey multi-let office building together with a shared car park to the rear. The Suite benefits from the following specification:

- + Suspended ceilings with surface mounted fluorescent strip lighting
- + Solid floors with carpeting throughout
- + 5 parking spaces
- + Perimeter trunking
- + Gas fired central heating
- + W/C facilities

The entrance is located to the front of the building and is shared with the other two floors. The second floor is occupied by Easier Debt Management.

ACCOMMODATION

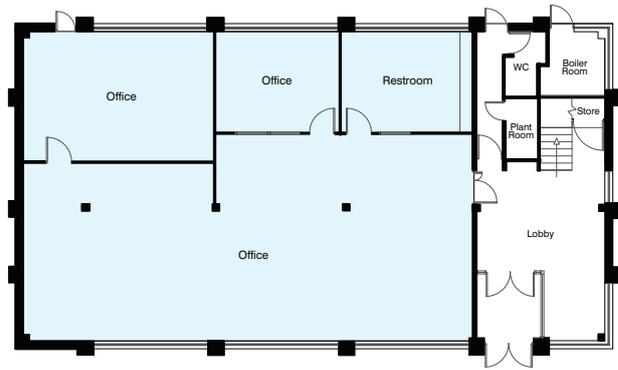
Net internal area 2,070 sq.ft. | (192 sq.m.)

CAR PARKING

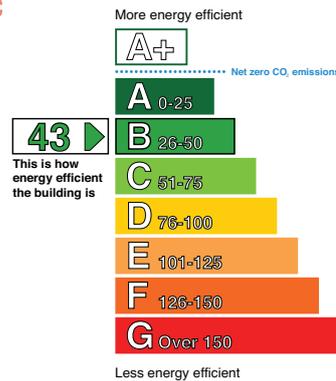
To the rear is a car park. The available Suite has 5 allocated spaces.

TERMS

The property is available on a standard full repairing and insuring lease for a term to be agreed at a quoting rent of £10.00 psf.



Ground Floor Plan

EPC

Full certificate available on request.

RENT

The rateable value is £14,500 so rates payable for year ending 31 March 2015 is £6,858.00. Interested parties should rely on their own enquiries with the Local Authority.

VAT

VAT is applicable at the current rate.

LEGAL COSTS

Each party to bear their own.

VIEWING

Strictly by appointment with sole agents:-

Contact: Rob Emanuel / Rhys Williams

Email: rob@emanuel-jones.co.uk

rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT & AVAILABILITY



Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

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