

To Let

**3 Cefn Coed, Nantgarw, Cardiff, Mid Glamorgan,
CF15 7QQ**

1,570 to 4,370 sq ft

- Established business location
- Existing fit-out with cellular and open plan spaces
- 24 hour access
- Designated car parking
- Close to M4 motorway, A470 and Cardiff city centre



Location

Cefn Coed is situated immediately off Heol Crochendry, within Parc Nantgarw, a leading mixed use business area. It is conveniently located, just off the A470, close to the junction which also provides direct access to Treforest Industrial Estate and Caerphilly along the A468. Junction 32 of the M4 Motorway is approximately 3 miles to the south and Cardiff city centre approximately 8 miles along the A470.

Specification

The office suite benefits from the following:

- Existing fit-out i.e open plan/ cellular offices, meeting rooms, break out area and comms room
- Partial comfort cooling and central heating
- Designated car parking spaces
- Raised access flooring with fitted floor boxes
- Suspended ceilings with recessed lighting
- Fully carpeted floors
- Male & female WC's plus disabled toilet
- Lift
- 24 hour access to the building

Terms

Ground floor office suite available by way of a sub-let or assignment.

Viewings

Strictly by appointment with the sole agents.

Accommodation

Suite A and B are available as separate or as an interconnected space, accommodating up to 4,370 sq ft.

Description	Size	Availability
Suite A	1,570 sq ft	Available
Suite B	2,800 sq ft	Available
Suite A & B	4,370 sq ft	Available

EPC

This property has been graded as 78(D).

Rent

£14.50 per sq ft

Business Rates

Rates Payable (2018/2019): £23,130 per annum
(based upon Rateable Value: £45,000 and UBR: 51.4p)

Service Charge

To be confirmed



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