

# Barbara Rees

Independent Residential & Commercial Estate Agents,  
Land & Property Management Consultants.

103 Dunraven Street  
Tonypandy Rhondda  
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR2855PP/0326

## TO LET OFFICE SUITES AT MAESYCOED PONTYRIDD CF37 1DZ RENT FROM £ 7.00 P/S/F SERVICE CHARGE £ 10.00 P/S/F



**MAIN FEATURES**  
A RANGE OF MODERN OFFICE SUITES  
ON SITE CAR PARKING (subject to availability)  
CENTRAL PONTYPRIDD LOCATION  
EASY ACCESS TO THE TOWN CENTRE, TRAIN STATION,  
PUBLIC CAR PARKS & A470  
AVAILABLE IMMEDIATELY

### Notice To Prospective Purchasers

*In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.*



Registered in Wales No 4373054  
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



**BR2855PP/1021**

**OFFICE SUITE TO LET MAESYCOED PONTYPRIDD CF37 1DZ**

**DESCRIPTION LOCATION & DIRECTIONS;** On behalf of the National Union Of Mineworkers Barbara Rees Commercial is pleased to offer a range of office suites located on ground and first floor levels.

The office suites are located in the National Union Of Mineworkers Complex at Maesycloed (rear of Sardis Road and adjacent to the main Sardis road public car park / Maritime Industrial estate) in Pontypridd.

There is easy access to the town centre, public car parks, train and bus stations and the main Cardiff / Pontypridd / Merthyr Tydfil / Trunk road (A470 which links up with the M4 at J32 Cardiff).

We have a flexible remit in terms of the floor area allocations and lease terms, so please contact us to discuss your requirements.

**VIEWING;** Strictly accompanied viewing only, by prior appointment via Barbara Rees Commercial.

**EXTERIOR;** On site car parking and private grounds. Allocated car parking is possible (subject to negotiation, and availability).

**RENT;** From £7.00 per sq ft.

**SERVICE CHARGE;** £10.00 per sq ft. The service charge includes, heating & lighting / electricity / water / on-site rubbish disposal / janitor services, but excludes business rates and broadband.

**LEASE TERMS / COSTS ;** Flexible / by negotiation (please contact us to discuss terms). Typically a minimum term of 12 months, rent is payable 3 months in advance, no deposit required.

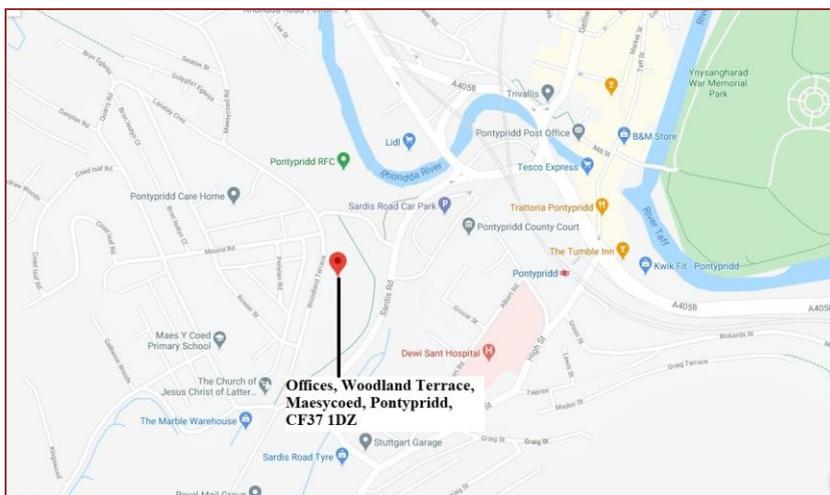
**FLOOR AREAS / ALLOCATION OF FLOOR SPACE;** See attached schedule.

**USER;** Believed to fall within use class A2 / B1 / B2 (1987 planning act use class orders as amended).

**EPC RATINGS;** 139 / 141 / 190.

**BUSINESS RATES;** To be confirmed, based on the amount floor space taken. Most units will be eligible for rates relief.

**GENERAL NOTES;** Any information contained herein should be verified by prospective tenants or their advisors prior to any formal commitment to rent. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property has the benefit of all mains services, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via their advisors.



## NUM OFFICE AVAILABILITY

UNIT NO	DESCRIPTION	FLOOR AREA DETAILS		RATE OF RENT P/S/F	SERVICE CHARGE P/S/F
<b>Unit 5</b>	Ground floor suite of five offices, reception area / exclusive use of the kitchen / staff room / male / female wc's	Reception	84 sq ft	£8.00	£10.00
		Offices (five rooms)	688 sq ft	£8.00	£10.00
		Kitchen / staff	194 sq ft	£ 3.00	£10.00
		Wc's	100 sq ft	£ 1.00	£10.00
<b>Unit 7</b>	Ground floor suite of three offices / a shared kitchen / staff room & Wc's ( May split please call to discuss).	Office one	226 sq ft	£7.00	£10.00
		Office two	160 sq ft	£7.00	£10.00
		Office three	169 sq ft	£7.00	£10.00
<b>Unit 7 (Under offer)</b>	Ground floor / one single open plan office / shared kitchen / staff room / wc's	Open plan office	597 sq ft	£7.00	£10.00
<b>Unit 8 (Under offer)</b>	Former Travol office suite comprising four office rooms / a shared kitchen / staff room & wc's ( additional storage space is also available within this unit, if required ). May also consider a split let of two office rooms each let. Please call to discuss.	Office one	168 sq ft	£7.00	£10.00
		Office two	168 sq ft	£7.00	£10.00
		Office three	226 sq ft	£7.00	£10.00
		Office four	132 sq ft	£7.00	£10.00
<b>Unit 8 (Under offer)</b>	Ground floor single office / shared kitchen / staff room wc's	Self contained office	273 sq ft	£7.00	£10.00
<b>Unit 9</b>	Ground floor reception & large open plan office / conference style room / exclusive use of the kitchen / staff room & wc's / plus stores.	Reception area	79 sq ft	£8.00	£10.00
		Conference room	592 sq ft	£8.00	£10.00
		Kitchen	64 sq ft	£ 3.00	£10.00
		Stores	72 sq ft	£ 1.00	£10.00
		Wc's		£ 1.00	£10.00
<b>Unit 10</b>	Ground floor suite of four office rooms (one with adjoining storage) shared kitchen / staff room / wc's. Separate office lets maybe considered Please call to discuss.	Office one (with storage)	110 sq ft	£ 7.00	£10.00
		Stores	33 sq ft	£ 1.00	£10.00
		Office two	225 sq ft	7.00	£10.00
		Office three	166 sq ft	7.00	£10.00
		Office four	105 sq ft	7.00	£10.00
<b>Unit 10</b>	First floor (single) office / shared kitchen / staff room / wc's	Office	339 sq ft	£7.00	£10.00
<b>Notes</b>	Flexible letting options are available. Split or larger combined lets of each unit (apart from Unit 5) may be considered, please contact us to discuss your requirements.				