

TO LET / FOR SALE - OFFICE

2 CEFN COED

Unit 2, Cefn Coed, Cardiff, CF15 7QQ



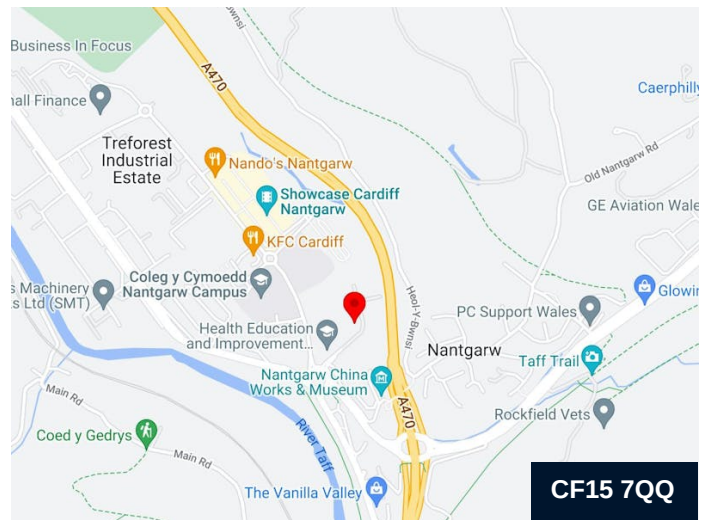
Key Highlights

- 2,836 sq ft up to 5,672 sq ft
- Heating/ Cooling
- To Let (May Sell)
- Raised Floors

2 Kingsway
Wales CF10 3FD

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Description

The property comprises a purpose built, self-contained office building. The property provides high quality office space, set over two floors with a specification including:

- Suspended ceilings
- Recessed lighting
- Air conditioning / comfort cooling
- Kitchen facilities
- Fully accessible raised floors
- 1 passenger lift
- Male, female and disabled WC's

Location

2 Cefn Coed is located in a prominent position in Parc Nantgarw, which is ideally located just off the A470, providing direct access to Junction 32 of the M4 Motorway just 3 miles (4.8 km) to the south. Parc Nantgarw and Treforest Industrial Estate adjacent, benefit from a range of facilities including a number of shops, restaurants and leisure facilities. Additionally, the property is situated 1.3 miles (2.1 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,836	263.47	Available
1st	2,836	263.47	Available
Total	5,672	526.94	

Terms

The office is available to let for a term to be agreed. Further details on request.

Estate Service Charge

An estate service charge is payable. Further details on request.

Business Rates

RV:£66,000

Payable (26/27) - £37,488

EPC

B rating

Viewing

Strictly via Savills

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