

1 Charnwood Court

Nantgarw, CF15 7QZ

Office | 5,000 ft²



A470 2 mins / M4 Jct 30 8 mins



Two storey office accommodation



17 car parking spaces



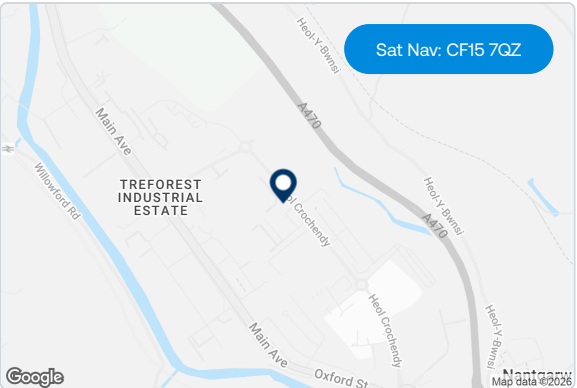
DDA compliant lift



Kitchen facilities

Coming soon Q1 2027





Description

The property comprises a detached two-storey office building constructed circa 2001. The building benefits from a high-quality specification, including raised access floors, gas-fired central heating, first-floor heating and cooling systems, a passenger lift, recessed lighting, and male, female and accessible WC facilities. The existing fit-out is predominantly cellular, incorporating a range of small and large meeting rooms, together with a kitchen and breakout area on the ground floor. Subject to requirements, these partitions could be removed to provide open-plan office accommodation. The property also benefits from 17 allocated parking spaces.

Location

The property 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 including McDonalds drive thru, Showcase cinema and Frankie and Benny's restaurant. Additionally, the property is situated 1.2 miles (2.0 km) to the south of Treforest Estate Railway Station and 1.7 miles (2.7 km) to the north of Taffs Well Railway Station.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
1	Office	5,000	Coming soon	5,625	C
Total		5,000			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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