

OFFICE TO LET

# TY PENNANT

St Catherine's Corner, Pontypridd, CF37 2SW



## Key Highlights

- From 156.63 sq m (1,686 sq ft) up to 1,535.03 sq m (16,523 sq ft)
- Located in Pontypridd town centre
- High quality office accommodation
- Excellent range of amenities in close proximity

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## Location

Ty Pennant is located in a prominent position on Catherine Street in the heart of Pontypridd town centre. Pontypridd is the principal town of Rhondda Cynon Taff Borough Council and is situated approximately 12 miles north of Cardiff city centre.

The property benefits from being in close proximity to the town centre amenities, with a number of retail and food and drink outlets nearby. Furthermore, the property is easily accessible via road with the A470 providing direct access from the M4 Motorway, 7 miles to the south. A regular bus service runs from immediately outside the property and Pontypridd Railway Station is just 0.2 miles from the property, with trains running every 10-15 minutes to Cardiff Central Station.

## Description

Ty Pennant is a prominent six-storey office building in the heart of Pontypridd town centre. The available offices provide a mix of open plan and partitioned office space which are suitable for a range of requirements. The property benefits from a high quality specification which includes:

- Suspended ceilings with recessed LED lighting
- Comfort cooling system
- Fully accessible raised floors
- DDA compliant with passenger lift
- Suites with excellent existing fit-out
- Kitchen facilities
- Fully carpeted

## Accommodation

The available offices have the following areas:

AREA	SQ M	SQ FT
3rd Floor (Unit 3)	401.25	4,319
4th Floor (Unit 3)	379.97	4,090
4th Floor (Unit 4)	186.92	2,012
5th Floor (Unit 3)	379.97	4,090
5th Floor (Unit 4)	186.92	2,012
<b>TOTAL</b>	<b>1,535.03</b>	<b>16,523</b>

## Parking

There is an NCP car park adjacent to the property that can accommodate up to 320 vehicles. Annual parking passes are available. Further details on request.

## Rent

Rent: £10.50 per sq ft.

## Service Charge

The tenant will be responsible for a fair proportion of the building service charge. Further details on request.

## Business Rates

Further details on application.

## Contact

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### Sam Middlemiss

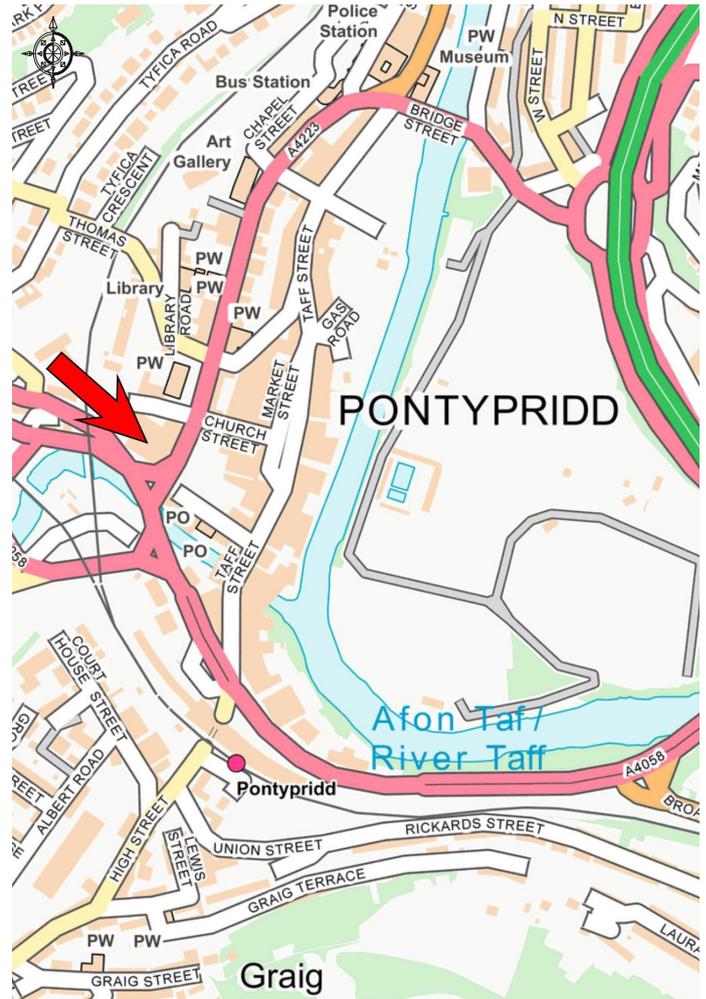
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## EPC

The property has an asset performance rating of 51-75 (C Rating).

## Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## Viewings

Strictly by appointment via Savills or via joint agents Emanuel Jones.

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