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TO LET

CROWN FORD HOUSE, SWAN STREET, MERTHYR TYDFIL CF47 8ES

High quality refurbished offices in town centre location with parking

Suites available from 2,129 sq.ft to 6,529 sq.ft (198 sq.m to 607 sq.m)

Location

Merthyr Tydfil is the principal town of the Heads of the Valleys area and lies at the junction of the A470 and A465 (Heads of the Valleys) trunk roads. The A470 provides dual carriageway access to Cardiff and to Junction 32 of the M4 motorway, whilst the A465 connects Merthyr Tydfil to Swansea in the west and provides access to the A40 to Monmouth and Ross on Wye in the east.

The town has seen major investment with the extension of the retailing through the Beacons Place and Cyfartha Retail Park, the T-Mobile call centre, the new 60,000 sq.ft Welsh Assembly offices and new leisure development at Rhydydd.

The property is situated on Swan Street on the edge of the retail core and within close proximity of the railway station.

Description

The property is a detached office building arranged over ground, first and second floors and which is to be comprehensively refurbished. The property will benefit from a new glazed reception entrance at ground floor level together with aluminium windows.

Each floor will provide mainly open plan accommodation together with male, female and disabled WCs and a kitchen. The internal specifications will include:

- Suspended ceilings
- Cat II lighting
- Perimeter trunking
- Carpets
- DDA compliant
- Gas central heating
- Platform lift

There are 16 car parking spaces with the property.

Important Notice: 1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of the agent or vendor/lessor and nothing in these particulars is to be relied upon as a statement or representation of fact. 3. Any intending purchaser/lessee must satisfy itself as to the correctness of each of the statements contained in these particulars. 4. Neither the vendor/lessor nor agent gives any representation or warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

Accommodation

The property comprises an approximate net internal area of 6,529 sq.ft (607 sq.m)

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|--------------|------------------------|
| Ground floor | 2,129 sq.ft (198 sq.m) |
| First floor | 2,227 sq.ft (207 sq.m) |
| Second floor | 2,173 sq.ft (202 sq.m) |

Consideration will be given to floor by floor lettings.

Use

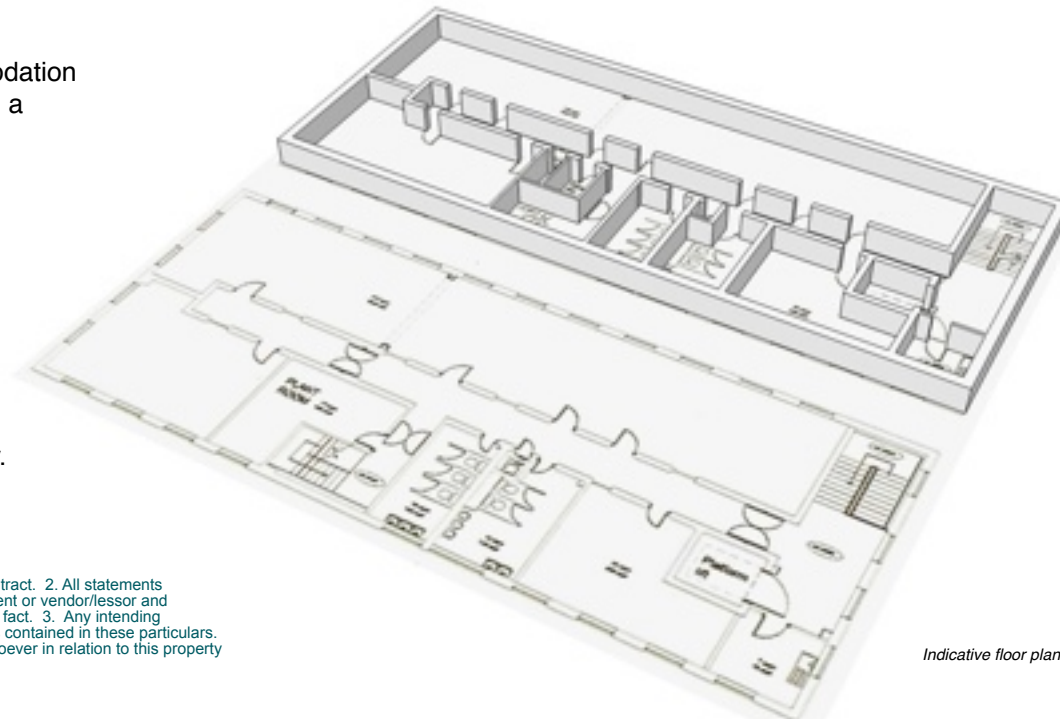
The permitted use is offices under class B1 of the Town and Country Planning (Use Classes) Order 1987.

Terms

The property is available on new full repairing and insuring lease terms.

Rent

On application. VAT will be payable.



Indicative floor plans



All Enquiries

Please contact joint agents:

