



TO LET

Detached Office Building with Parking

Oldway House, Porth, CF39 9ST

- Approximately 15,220 sq ft (1,414 sq m)
- Convenient location in Porth town centre
- On-site parking
- Close proximity to Porth Train Station

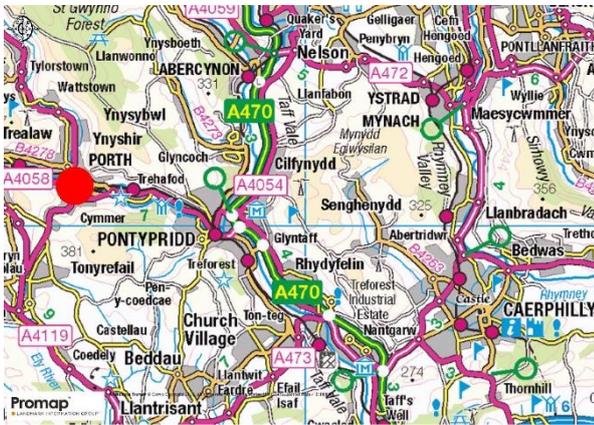
029 2049 2492

Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH
email: cardiff@knightfrank.com

Location

Oldway House is located in Porth in the Rhondda Valleys, approximately 3 miles west of Pontypridd. There is convenient access to the M4 via the A470 (accessed via the A4058) which offers access to Newport, Bridgend and Swansea.

The property is located within the town centre and adjacent to the property is Porth Farm Surgery. Porth train station is a five minute walk away which provides connections to Caerphilly, Gilfach Goch and Maerdy. Caerphilly train station provides direct rail connections to Cardiff Queen Street.



Description

The property comprises a detached purpose built office building arranged over ground and three upper floors with two entrances.

Specification

- Central heating
- Perimeter trunking
- Double glazing
- Carpeted throughout
- Passenger lift
- Private car park

Accommodation

The property provides the following accommodation, measured on an IPMS 3 basis, in accordance with RICS Property Measurement:

	sq ft	sq m
Ground Floor	3,831	355
First Floor	3,800	353
Second Floor	3,800	353
Third Floor	3,799	353
Total	15,220	1,414

Terms

Available by way of a new lease.
Quoting terms available upon request.

Rateable Value

Offices & Premises - £97,500 (2017 listing).
We recommend that interested parties make their own enquiries with the local authority.

VAT

VAT is applicable.

EPC

Energy Performance rating of C (65).

Viewing

By appointment with joint agents Knight Frank LLP or Emanuel Jones.

Grace Shackell

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Subject to Contract

Details 05/18

Photography 05/18

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