



TO LET

3 Llys Cadwyn

Pontypridd, CF37 4TH

High Quality Newly Developed Offices
Part 3rd Floor Available
3,016 sq ft NIA approx.

TRAFNIDIAETH CYMRU
TRANSPORT FOR WALES

alder king

PROPERTY CONSULTANTS

Location

Llys Cadwyn is located in the centre of Pontypridd's commercial and retail area, adjacent to the River Taff, William Edwards bridge and a short walk from the Green Flag awarded Ynysangharad War Memorial park, home of Lido Ponty - National Lido of Wales.

The central location provides a well-connected location with the towns bus station and railway station within walking distance, the local road network providing great connections to the A470, with direct access to Merthyr Tydfil (North) and Cardiff City centre and the M4 Motorway to the South. There are a number of large car parks nearby within walking distance of the scheme providing good parking provisions.

Pontypridd railway station is a short 5 minute walk away boasting commuter lines running through the station to Treherbert, Aberdare and Merthyr Tydfil. Pontypridd enjoys 6 trains per hour (tph) from Cardiff Central stations, with 2 tph continuing to Aberdare, 2 tph continuing to Merthyr Tydfil and 2 tph continuing to Treherbert

A comprehensive local bus network is centred on the towns bus station, located across the road from the building. Bus services also connect to the wider region with the X4/T4 service connecting Pontypridd with an express service to Cardiff City centre in 35 mins and Merthyr Tydfil in 25 mins.

Travel distance/times from Pontypridd:

- Junction 32, M4 Motorway: | 8 Miles (12 Minutes)
- Cardiff City centre: | 12 Miles (30 Minutes)
- Merthyr Tydfil Town centre | 12 Miles (20 Minutes)
- A465: | 14 Miles (25 Minutes)



Promap Licence Number: AC0000813445

Accommodation

Description

- Riverside location with stunning views
- Highly efficient building achieving BREEAM Excellent status, including an exemplary 7 credits under BREEAM Energy Use
- Rain water harvesting system
- PV array generating an estimated 17,000 kWh annually
- 3 BCO compliant passenger lifts
- Meeting rooms and private modern kitchen
- Cycle parking, showers and drying rooms
- Accessible entry and facilities to all floors
- Raised access floors
- Suspended ceiling with PIR sensor controlled lights
- VRF heating and cooling
- Restaurant units at ground level

Parking

1 basement parking space is available.

Additional parking is available at:

- Gas Road Car Park
- Sardis Road Car Park
- NCP Pontypridd Goods Yard

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Office content



Onsite parking



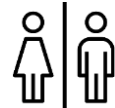
LED lighting



Kitchen



WC facilities



Area	Sq ft	Sq m
Third Floor	3,016	280.2
TOTAL	3,016	280.2

Planning | Rates | EPC | Terms

Planning

We are advised that the accommodation has planning consent for B1 use but any occupier should make their own enquiries to the Planning Department of Rhondda Cynon Taf Council.

Tel: 01443 425004 or www.rctcbc.gov.uk

Business Rates

Included in rent.

Energy Performance Certificate

TBC

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Terms

Available on a new effective FRI lease.

Rent

The property is offered to let on an all inclusive rent of £82,000 per annum (£27.18) exclusive of VAT including utilities and business rates.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/AK/99462

Date: March 2024

Subject to Contract



Owen Young

029 2038 1996
07974 186 482

oyoung@alderking.com



Alex Kaine

029 2039 1468
07990 891 010

akaine@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



