

DTZ Debenham
Tie Leung

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Marchmount House Dumfries Place Cardiff CF10 3RJ

A development by the

**CHARNWOOD GROUP
OF COMPANIES**

CHARNWOOD HOUSE
OCEAN WAY, OCEAN PARK
CARDIFF CF24 5TE

A new development of high quality B1 office buildings

To Let/For Sale
Navigation Park, Abercynon



Artists Impression

- Excellent specification
- Car parking provided at 1 space per 250 sq ft net
 - Adjacent to A470
- Objective One Grant area

Navigation Park, Abercynon

Location

Navigation Park benefits from an excellent location in Abercynon, being situated adjacent to the A470, some 13 miles north of Cardiff, 5 miles north of Pontypridd and 8 miles south of Merthyr Tydfil.

Abercynon benefits from two commuter railway stations, with regular daily services to and from Aberdare and Merthyr Tydfil in the north and Cardiff in the south. Bus stops exist in close proximity to the Navigation Park site, with a daily schedule of bus services linking through to Aberdare, Merthyr Tydfil, Pontypridd and Cardiff.

Navigation Park extends to some 20 acres. Occupiers already in Navigation Park include, Rhondda Cynon Taff Council, Venture Wales and TES Aviation Services.

Description

This next phase of development at Navigation Park will see three self contained, detached office buildings built in the north western section of the site, overlooking the River Taff. Each building will be built to provide high quality office accommodation, using the highest standards of traditional construction techniques, together with materials designed to ensure low maintenance, energy efficient buildings.

Accommodation

	Sq M	Sq Ft
Unit 3: (let to RCT Local Health Board.)	1,115	12,000
Unit 4	557	6,000
Unit 5	929	10,000

Consideration will be given to splitting each building on a floor by floor basis.

Specification

Each building will be two storeys and will have the following specification:

- Raised floors.
- Suspended ceilings.
- Recessed LG3 – 2001 VDU compatible lighting.
- Male, female and disabled WCs.
- Floor boxes at 1 per 10 sq m.
- Passenger lift.
- Gas central heating.
- Fully carpeted.

Full reference has been made to the provisions of the Disability Discrimination Act 1995.

Car Parking

Dedicated on site car parking is provided with each building at a ratio of 1 space per 250 sq ft net.

Terms

On application.

The buildings are available on a freehold or leasehold basis.

Grants

Navigation Park is situated within an Objective One area and as such allows qualifying companies the opportunity to apply for the maximum level of grant in Europe.

Availability

From Summer 2006.

Rates

This phase of development has yet to be assessed for commercial business rates. Interested parties should make their own enquiries of the Local Rating Authority on 01443 424000.

Estate Service Charge

An Estate Service Charge will be levied to cover the Landlord's costs of maintaining the communal areas, including access routes and landscaping. Further details available on request.

Viewing

Strictly by appointment with DTZ Debenham Tie Leung, the sole agents for Navigation Park.

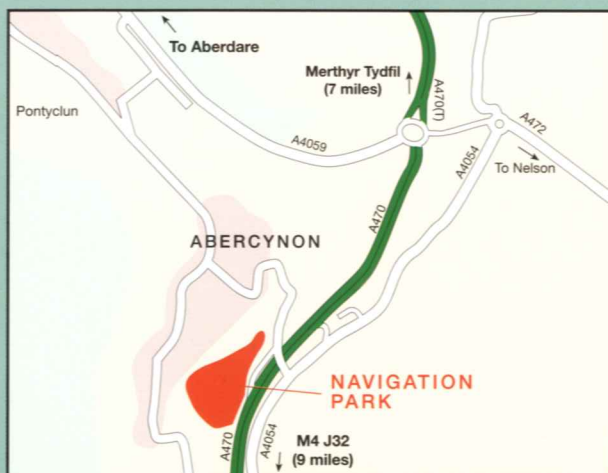
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Plans are for identification purposes only. Not drawn to scale.

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