

OFFICES - 110 HIGH STREET MERTHYR TYDFIL CF47 8AP



Former Constituency Offices, 110 High Street, MERTHYR TYDFIL CF47 8AP

OFFICES in a prominent and convenient town centre location available **TO LET**

Approximately **138.64 sq m (1,492 sq ft)** good quality office accommodation over ground and first floors

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LOCATION

Merthyr Tydfil has benefitted from several major investment programmes over the last 15 years with significant developments at the popular Cyfarthfa Retail Park, new mixed use development at Rhydycar Leisure Village, modern office development at Rhydycar including EE, Welsh Government HQ, the successful multi-let Orbit Centre and upgrades / refurbishment of many of the important historic buildings in the town centre, including the Redhouse development as a multi-use space for the arts, heritage and creative industries.

There have also been significant improvements in the road and rail network connecting Merthyr Tydfil as an integral part of the South Wales region linking north and south via the A470 and west and east with the A465 Heads of the Valleys Road, recently completing a major dualling programme.

The property is located at the northern end of High Street a short walk from the main retail core of the town centre.

The town's main line train station is 0.4 mile (10 minute walk) to the south and the bus station is 0.3 mile (7 minute walk). The nearest main town car park is 0.1 mile to the south (3 minute walk).

DESCRIPTION

The building comprises well presented office accommodation arranged over ground and first floors.

The ground floor has a display frontage and has formerly been used as a constituency office.

Outline specification includes:

- Suspended ceilings
- Modular fluorescent recessed lighting
- Gas fired central heating system
- Carpeted floors

The accommodation is arranged in a mainly cellular layout.

FLOOR AREAS

The building comprises the following approximate net internal floor areas:

	sq m	sq ft
Ground Floor	77.02	829
First Floor	61.62	663
TOTALS	138.64	1,492

TERMS

The property is available TO LET on a new lease at a rental of £9,500 per annum plus VAT.

Minimum preferred lease term would be 5 years on a full repairing and insuring basis.

VAT

VAT will be applicable to rent.

BUSINESS RATES

The Property is shown as having a Rateable Value of £4,900 in the 2026 Rating List. Interested parties should confirm rates payable directly with the billing authority, Merthyr Tydfil County Borough Council.

EPC

Energy Performance Rating is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

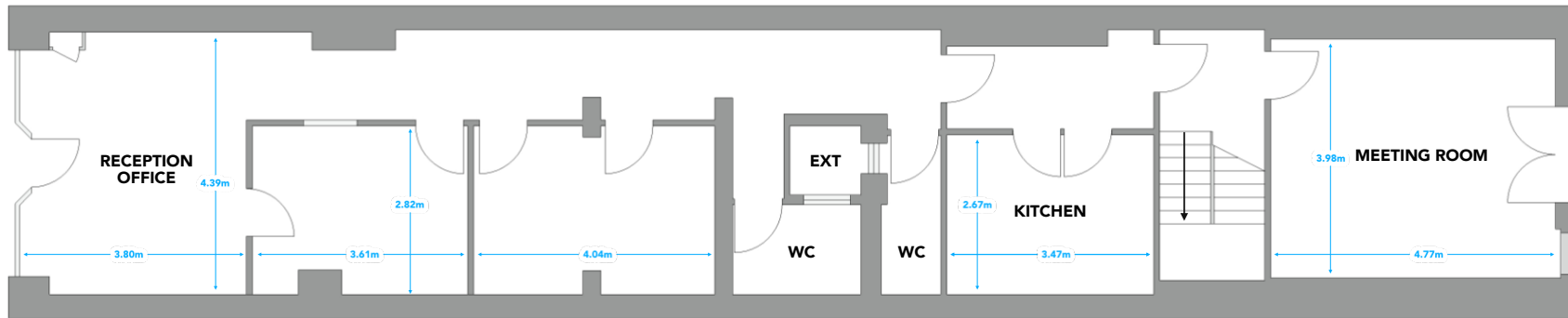
FURTHER INFORMATION

For further information please contact agents:

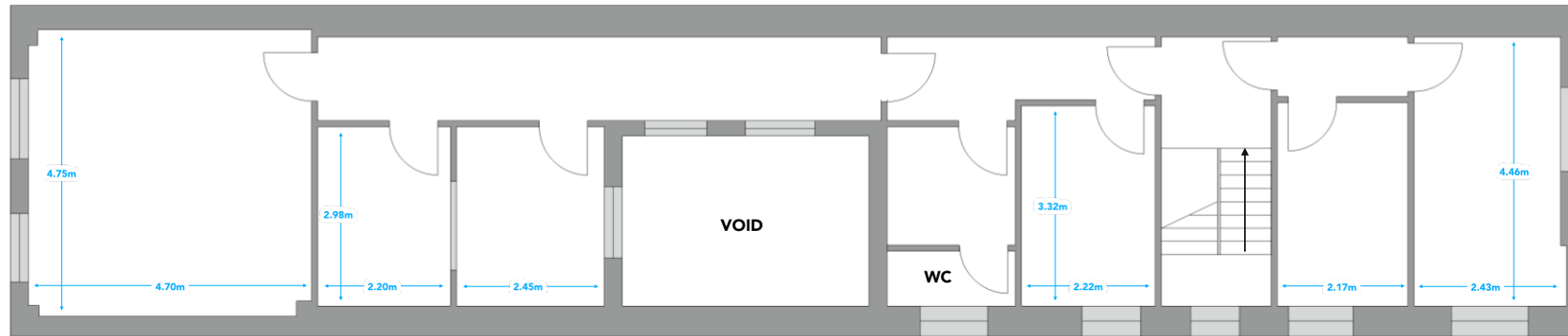
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INDICATIVE FLOOR LAYOUT PLANS



GROUND



FIRST