



**1 Church Street , Pontypridd, Rhondda Cynon Taff, CF37 2TH**  
**£350 pcm | Available 01 July 2025 | 1 bedroom**



- **Furnished**
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- **EPC Rating**  
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**\*\* FIRST FLOOR OFFICE SPACE \*\* AVAILABLE 1ST JULY \*\* GREAT LOCATION \*\***

James Douglas are delighted to offer this office to let, situated in the heart of Pontypridd Town Centre. With spacious work area and excellent transport links, this is perfect if you're thinking of growing your business!

This office room is located on the first floor with and is located on Church Street in the Town Centre. This office is also within close proximity to, bus links, Pontypridd Station and the A470 Bypass. There are also multiple options for parking surrounding the area. The office also includes a communal Kitchen and W.C. with a rear patio area. All utilities including Wi-Fi are included.

Monthly Rent: £350.00

Deposit: £450.00

Holding Deposit: £80.00

Building Materials: Brick

Sewerage Supply: MAINS

Broadband Coverage: No known issues

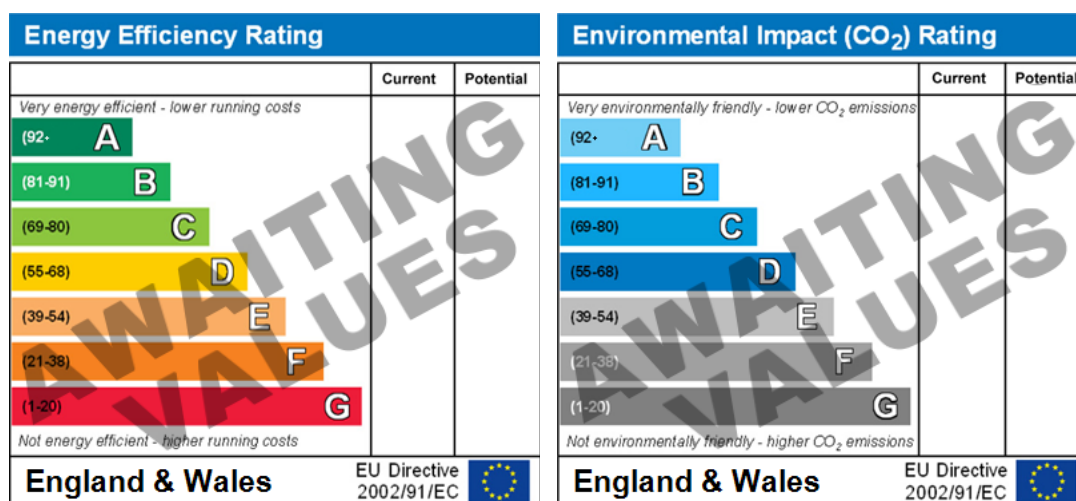
Mobile Coverage: No known issues

Utility Supplies: Electrical supply & gas central heating

Water Supply: METER OR NO METER

Parking Status: No parking available

Building Safety - Unknown



**Relevant letting fees and tenant protection information**

As well as paying the rent, you may also be required to make the following permitted payments.

**Before the tenancy starts (payable to James Douglas)**

- Holding Deposit: One week's rent
- Security Deposit: Usually a deposit equivalent to 5 weeks rent will be charged, except where the annual rent exceeds £50,000 (deposit equivalent to 6 weeks rent) or a pet is agreed at the property (additional deposit of £100 per pet)
- Rent Arrears. Chargeable from 7 days arrears, calculated on the interest at 3% above Bank of England base rate
- Payment for a breach of the tenancy agreement up to the prescribed limit

**During the tenancy (payable to the landlord/managing agent if permitted and applicable)**

- Utilities: gas, electricity, water
- Communications: telephone and broadband
- Installation of cable/satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

**Other permitted payments**

- Any other permitted payments, not included above, under the relevant legislation including contractual damages and for the loss of a key or other security device

Tenant protection: James Douglas Sales & Lettings and Student Living by James Douglas are members of Propertymark and Lonsdale Insurance Brokers Ltd (client money protection schemes), and members of The Property Ombudsman redress scheme. You can find more details on our website.

**If you wish to rent a property as a company tenant, there is a £300 application fee.**