

## B13B, Treforest Industrial Estate, Treforest

From 596 sq m (6,416 sq ft) to 2,163 sq m (23,273 sq ft)

- Proposed new warehouse development
- Outline planning consent granted
- Available individually or combined
- Possible bespoke development opportunity

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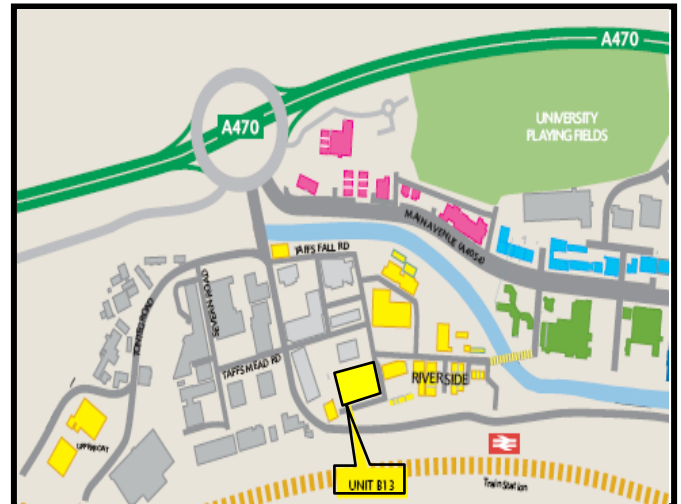
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Not to scale – for identification purposes only



Not to scale – for identification purposes only

## Location

Treforest Industrial Estate (**CF37 5YB**) is the heart of South Wales, strategically located to benefit from the attributes the area has to offer.

The estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, with junctions immediately to the north and south of the estate. It is approximately 3 miles north of J32 of the M4 motorway.

The estate benefits from its own train station, with a 20 minute journey time to Cardiff, where intercity connections are available.

## Description

The proposed new development will comprise three self contained units offering clear warehousing accommodation. Each unit will benefit from 7m minimum eaves, roller shutter doors and single storey office accommodation.

## Proposed Accommodation

Unit	Sq m	Sq Ft
B13 (ii)	614	6,604
B13 (iii)	596	6,416
B13 (iv)	953	10,253
<b>Total</b>	<b>2,163</b>	<b>23,273</b>

## Bespoke Opportunities

The site also has the ability to offer a full design and build package from 929 sq m (10,000 sq ft) up to approximately 1,858 sq m (20,000 sq ft).

## Services

We are informed that all main services including gas, electricity, water and drainage will be available.

## Planning

The site has outline planning consent for Use Classes B1, B2 and B8 as defined by the Town & Country Planning Act (as amended) Use Classes Order 1987.

## Terms

Our client will consider developing by way of a or pre-let agreement.

## Rent

Dependant on final property specification – further details on request.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Further Information

Further information or to arrange an inspection please contact the joint agents:

### DTZ

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### Hirons Morgan Yapp

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FEB 2009

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