

C1 / C2, Treforest Industrial Estate, Treforest Development Site – 0.8 hectares (2 acres)

- Prominent roadside development site
- Bespoke opportunities available
- Suitable for a range of uses – subject to planning
- Immediately adjacent the A470 dual carriageway

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Not to scale – for identification purposes only

Location

Treforest Industrial Estate (**CF37 5UD**) 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

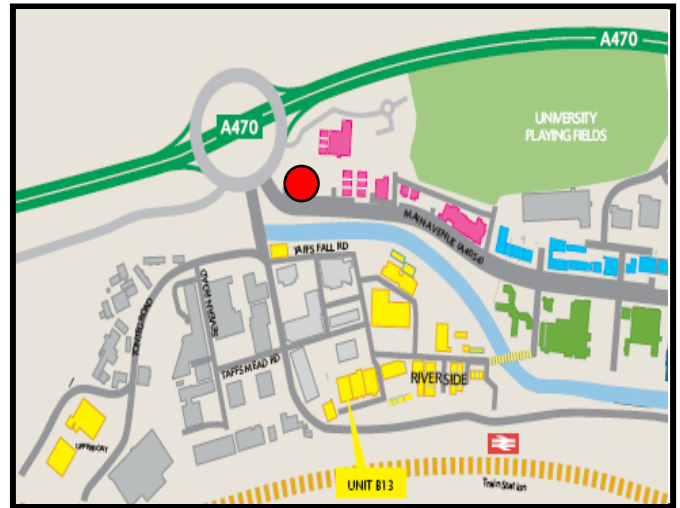
The site, which fronts the Upper Boat roundabout, measures approximately 0.8 hectares (2 acres), is level and immediately available for development, subject to gaining the necessary planning.

Accommodation

The site has the ability to offer a full design and build package.

Services

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



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Planning

Subject to planning a range of uses, including offices, trade counter, leisure and retail are available from approximately 10,000 sq ft upwards.

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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