

F6 (OFFICES)

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



TO LET

Unit F6, First Floor Offices
Main Avenue (A4054) on the Treforest Industrial Estate.

376 sq m (4,042 sq ft)

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LOCATION

Unit F6 is located in a prominent position fronting Main Avenue towards the southern end of the estate. The immediate vicinity includes a mixture of commercial uses. The estate's bank and post office are a short walk along Main Avenue and the property adjoins Castle Bingo.

DESCRIPTION

The first floor offices form part of a larger light industrial/warehouse.

SPECIFICATION

- | | |
|---------------------------|--|
| • Self Contained Entrance | • Open Plan and Cellular Accommodation |
| • Natural Light | • Suspended Ceilings |
| • Gas Central Heating | • Male and Female WC Facilities |
| • Kitchen | • Dedicated Car Parking |

TERMS

The offices are available to let on a new full repairing and insuring lease for a term to be agreed at a quoting rent of £30,000 pa, exclusive. There will be periodic rent reviews.

LEGAL COSTS

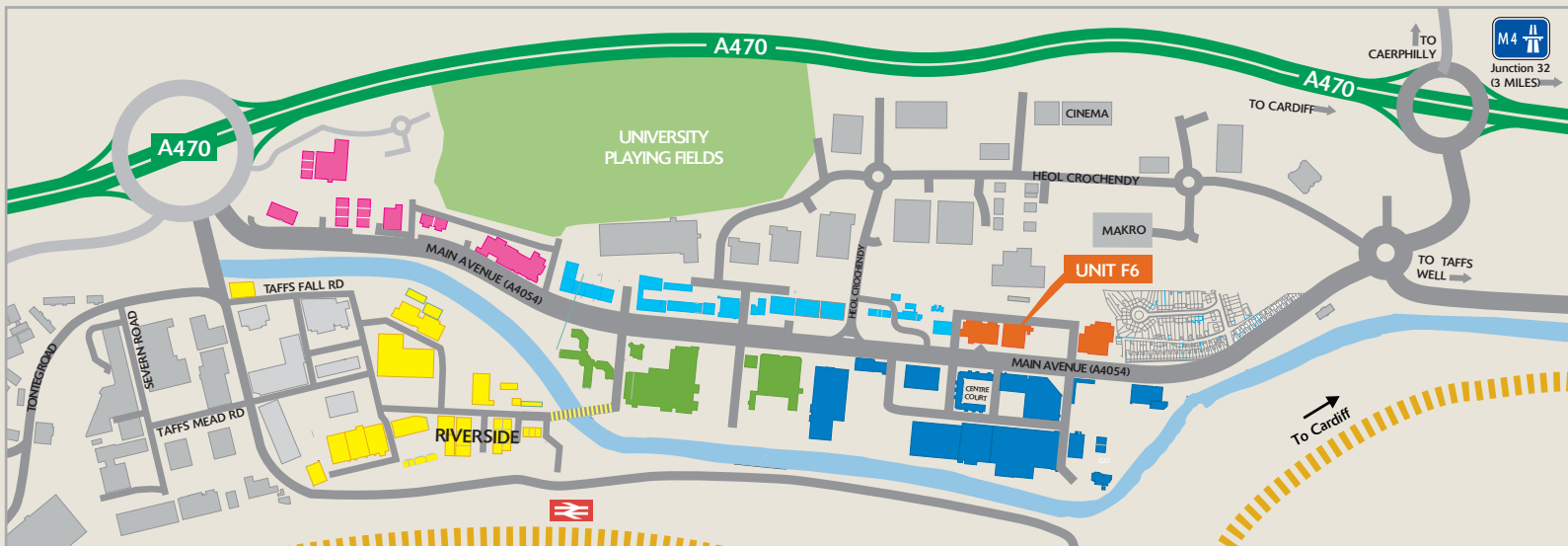
Each party will be responsible for their own legal costs incurred.

VAT

VAT is payable in addition.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of maintenance of common areas, building insurance and estate landscaping.



All measurements are gross external area.

HIRONS

MORGAN

& YAPP

PROPERTY ADVISORS & CONSULTANTS

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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.leasingbusinesspremises.co.uk) and the Commercial Landlords Accreditation Scheme (see www.clascheme.org.uk). These particulars are believed to be correct at publication date but their accuracy cannot be guaranteed and they do not form part of any contract. January 2008.