

UNIT 20 CENTRE COURT

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



TO LET

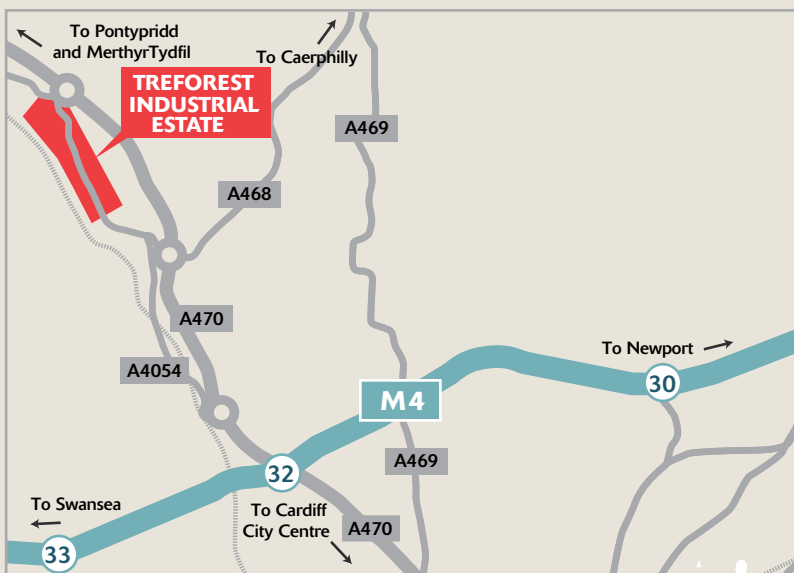
Unit 20, Centre Court, Treforest Industrial Estate, South Wales

Refurbished modern offices with car parking

120.64 sq m (1,299 sq ft)

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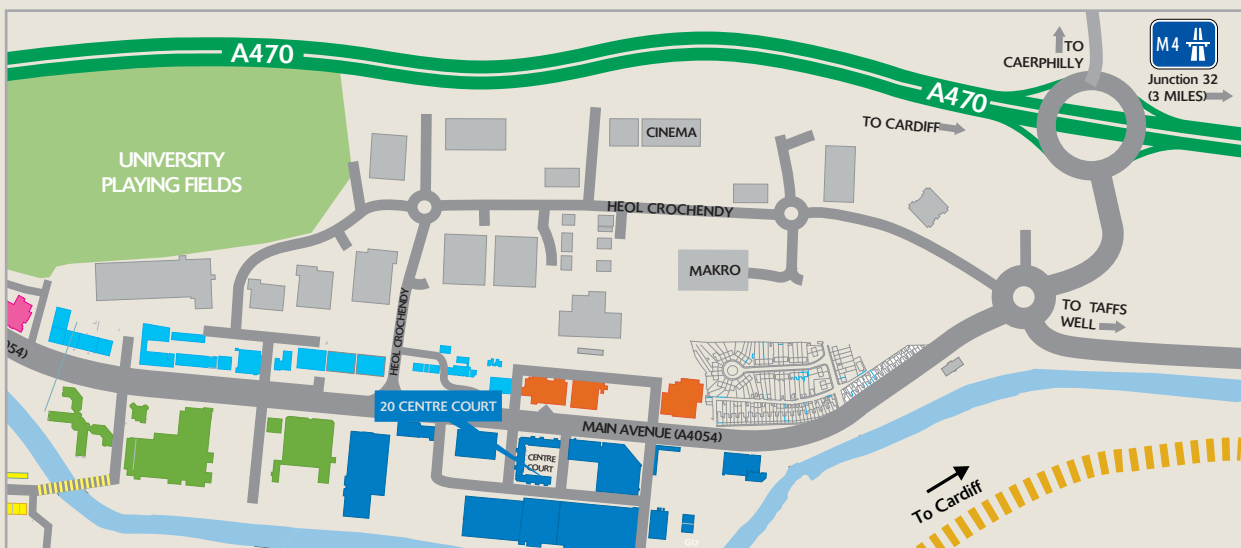
LOCATION

Centre Court is a modern courtyard office development fronting Main Avenue. It comprises 20 office buildings set around a central car park. There is dedicated forecourt parking to the front of the units.

The site is attractively landscaped and is a short walk from the estate's banks and Post Office.

SPECIFICATION

- Brick elevations under man-made slate roof
- Double glazing
- Open plan on 3 floors
- Fully carpeted
- Plastered and painted walls
- Suspended ceiling with inset lighting
- Male, female and disabled WCs
- Central heating



All measurements are gross external area. The units are available individually or combined.

ACCOMMODATION

	sq m	sq ft
Offices	120.64	1,299

TERMS

The unit is available to let on a new full repairing and insuring lease on terms to be agreed.

RENT

On application.

VAT

VAT is payable in addition.

SERVICE CHARGE

A service charge will be levied to cover a fair proportion of maintenance to common areas of the estate.

RATES

Interested parties to make their own enquiries via Rhondda Cynon Taff County Borough Council.

VIEWING / FURTHER INFORMATION

Strictly by prior arrangement with the Joint Agents:

HIRONS

MORGAN

& YAPP

PROPERTY ADVISORS & CONSULTANTS

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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see www.lettingbusinesspremises.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.