

UNIT 3, CENTRE COURT

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



TO LET

Unit 3, Centre Court, Treforest Industrial Estate, South Wales
Refurbished Modern Office with Car Parking
260 sq m (2,797 sq ft)

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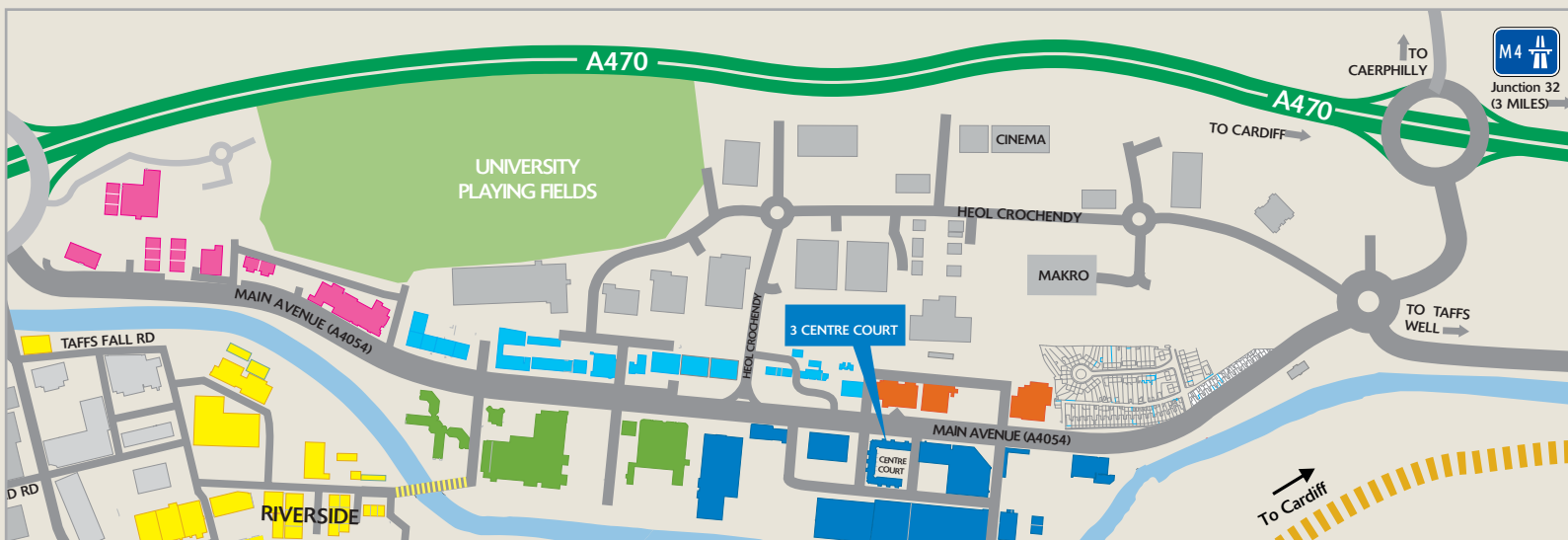
LOCATION

Centre Court is a modern courtyard office development fronting Main Avenue. It comprises 20 office buildings set around a central car park. There is additional 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 three floors
- Fully carpeted
- Plastered and painted walls
- Suspended ceiling with inset lighting
- Male/female and disabled WC's and store
- Central heating



All measurements are gross external area.

TERMS

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

SERVICE CHARGE

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

RATES

Rateable value £27,250

VAT

VAT is payable in addition.

**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.