

## UNIT F6

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES

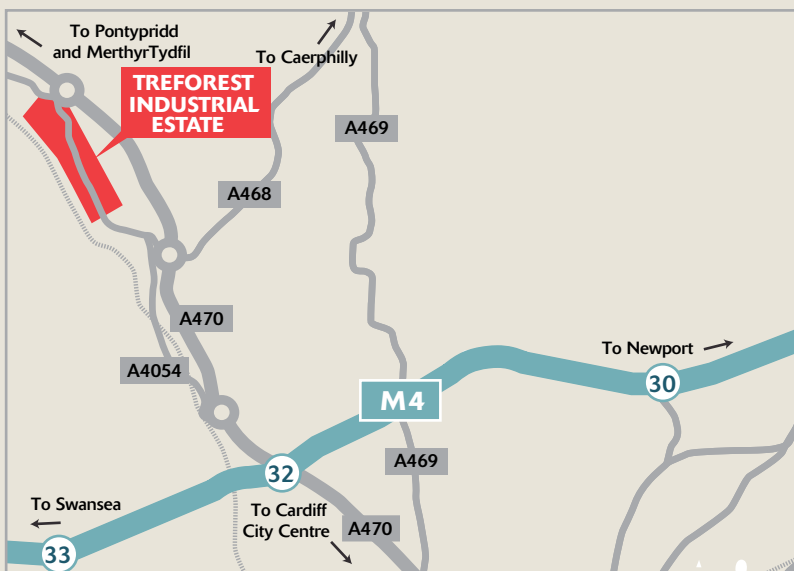


# TO LET

Unit F6  
Main Avenue (A4054) on the Treforest Industrial Estate.  
Production warehouse 1,607 sq m (17,296 sq ft)

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TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



## LOCATION

Unit F6 is located in a prominent position fronting Main Avenue at the southern end of Treforest Industrial Estate. The immediate area comprises a mixture of commercial premises and adjoins a car showroom and petrol station.

The estate's commercial centre which includes several banks and a Post office are in close proximity and the railway station is within walking distance.

## DESCRIPTION

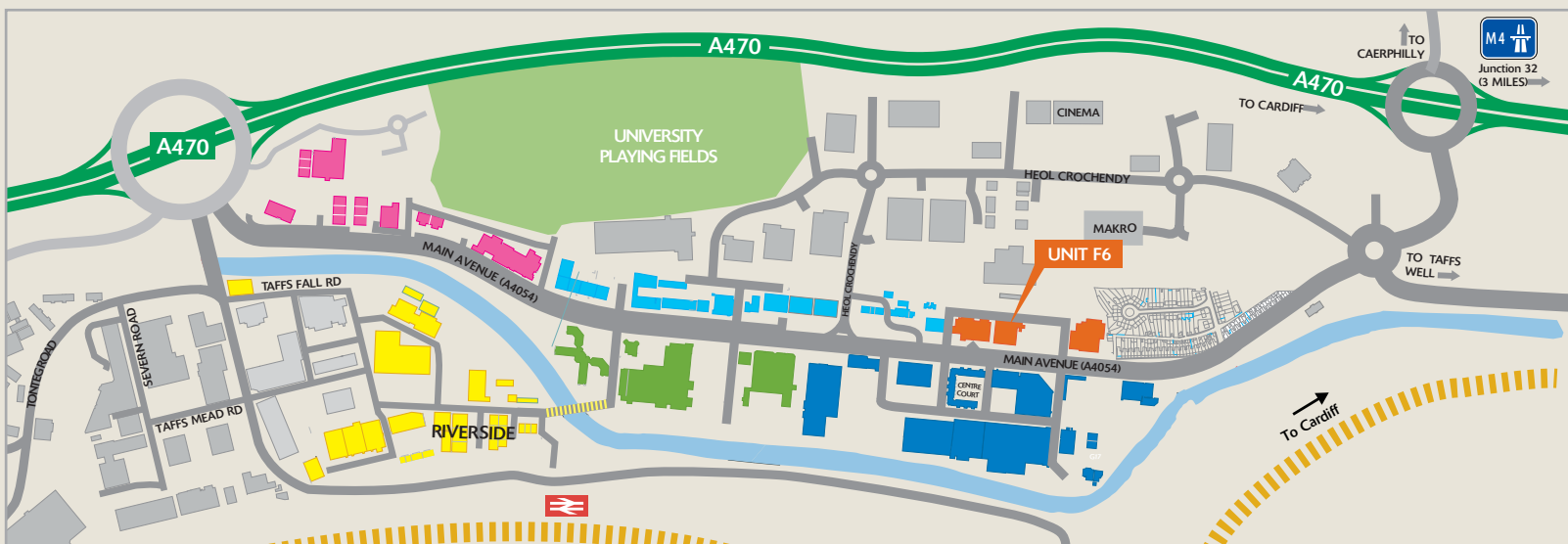
This detached unit is a mixture of brickwork and profiled steel sheet construction below a trussed roof.

The warehouse accommodation benefits from glazed frontage and provides clear space with 12ft eaves. Vehicular access is provided by level access roller shutter doors located in the side elevations.

To the first floor is office accommodation which is available separately.

## SPECIFICATION

Production warehouse	1,607m <sup>2</sup>	(17,296 ft <sup>2</sup> )
First floor offices	515m <sup>2</sup>	(5,544ft <sup>2</sup> )



All measurements are gross external area.

## TERMS

The unit is available to let as a whole or in two separate parts on a new full repairing and insuring lease for a term to be agreed. There will be periodic rent reviews.

## RENT

The initial rent will be £79,575 per annum for the production space.

## RATES

Not separately assessed. Ground floor £89,000. First floor not assessed.

## SERVICE CHARGE

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

**HIRONS**

**MORGAN**

**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**029 20388988**

Mark Hirons  
mhiron@hmy.co.uk



Rob Ladd  
rob.ladd@dtz.com

Neil Francis  
neil.francis@dtz.com

In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.leasebusinesspremisses.co.uk](http://www.leasebusinesspremisses.co.uk)) and the Commercial Landlords Accreditation Scheme (see [www.clascheme.org.uk](http://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.