

UNIT G13

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



TO LET

Unit G13, Main Avenue Treforest Industrial Estate

Prominent premises _ 6,453 sq m (69,460 sq ft)

Suitable for other showroom uses subject to planning

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TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



LOCATION

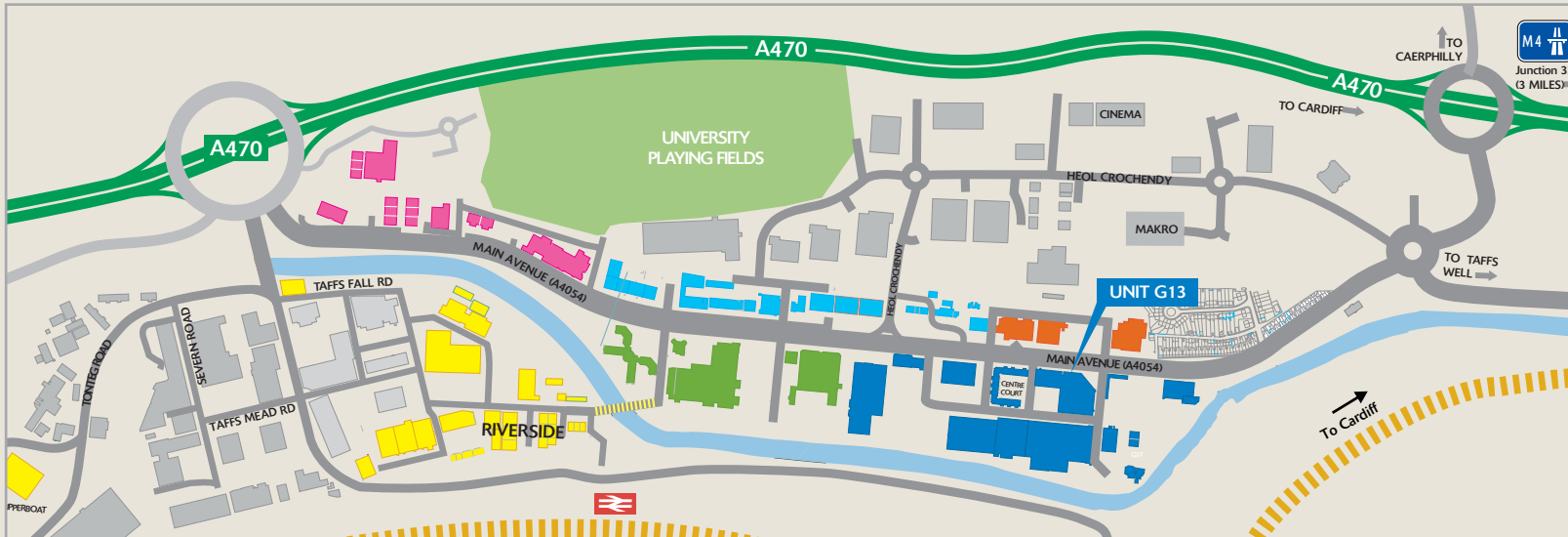
Unit G13 is located in a prominent position fronting Main Avenue towards the southern end of the estate. The immediate vicinity includes a mixture of commercial uses. The estate's banks and post office are a short walk along Main Avenue and the property is opposite Castle Bingo and Evans Halshaw Motors.

DESCRIPTION

The property provides a large ground floor display area until recently operated as a car supermarket but suitable for a number of alternative showroom uses subject to planning. To the front and side are two storey offices. There is parking to the front and side plus external display/yard to the rear.

ACCOMMODATION

Gross external area 6,453 sqm (69,460 sqft)



All measurements are gross external area.

RENT

£330,000 per annum exclusive.

SERVICE CHARGE

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

RATES

Rateable value £253,000.

VAT

VAT is payable in addition to all costs.

HIRONS

MORGAN

& YAPP

PROPERTY ADVISORS & CONSULTANTS

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