

UNIT G15

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



TO LET

Detached Industrial Unit with Integral Two Storey Offices
Main Avenue (A4054) on the Treforest Industrial Estate.

2,415 sq m (25,994 sq ft)

UNIT G15

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



LOCATION

Treforest Industrial Estate is an established business location benefiting from excellent communications and accessibility, with 150,000 residents within 10 minutes drive.

The Estate is strategically located adjacent to the A470 (Cardiff to Merthyr Tydfil) dual carriageway with junctions immediately to the north and south of the estate. The M4 motorway is approximately 3 miles to the south and access is via Junction 32. The estate also benefits from its own railway station which provides a direct link to Cardiff City Centre 8 miles to the south.

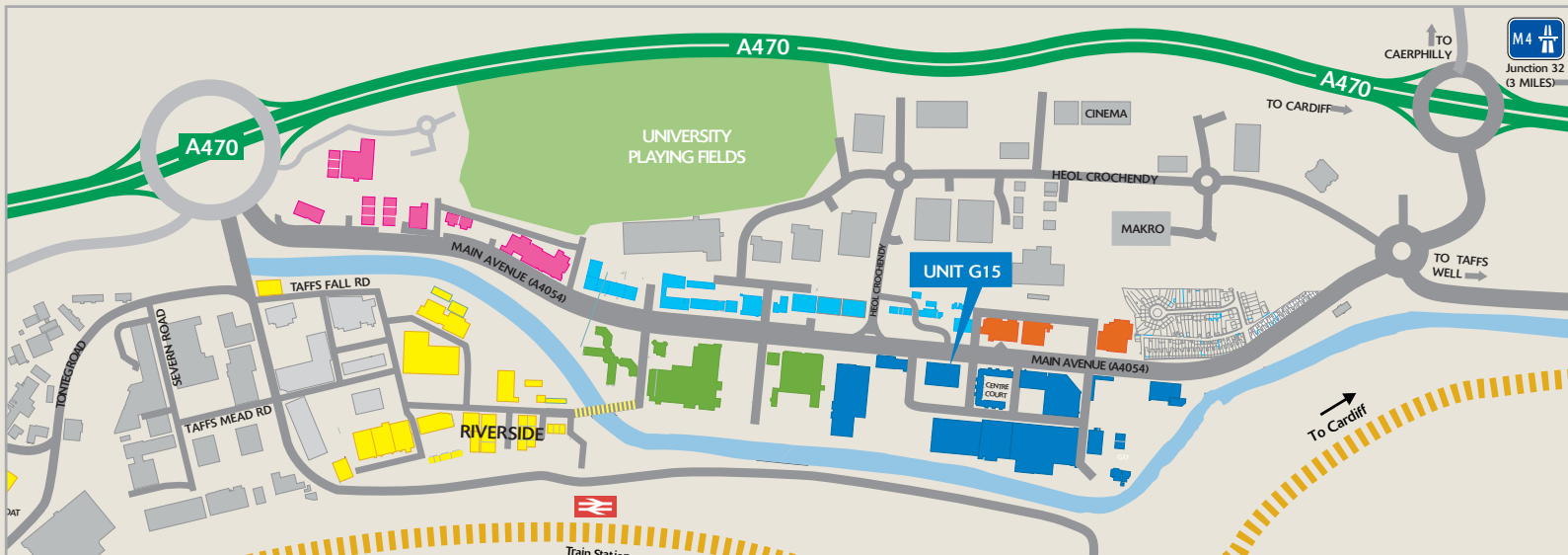
DESCRIPTION

This detached industrial / warehouse unit is of steel portal frame construction with steel cladding to the side elevation underneath a pitched roof. Translucent light panels in the roof provide natural lighting to the unit with additional light provided by suspended fluorescent strip lighting. Vehicular access is provided via level access 2No. roller shutter doors located in the side elevation of the unit.

Pedestrian access is to the front of the building, via a reception area which is part of the two storey offices. This accommodation provides open plan offices with suspended ceilings and ingress lighting. Externally car parking spaces are provided around the perimeter of the unit.

ACCOMMODATION

The property has an approximate gross external area of 2,415 sqm (25,994sqft).



SERVICES

All mains services, gas, three phase electricity, water and drainage are provided.

LEASE TERMS

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£4.50 per sqft per annum exclusive.

LEGAL COSTS

Both parties will be responsible for their own legal costs incurred.

RATEABLE VALUE

Description	Rateable Value
Factory & Premises	£125,000

VAT

VAT will be charged on all costs.

**HIRONS
MORGAN
& YAPP**
PROPERTY ADVISORS & CONSULTANTS
029 20388988

Mark Hirons
mhirons@hmy.co.uk

DTZ
029 2026 2200
www.dtz.com

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.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.