

## UNIT G4.6

TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



# TO LET

Unit G4.6, Warehouse/Production Unit  
Treforest Industrial Estate.

9,684 sq m (104,238 sq ft)

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TREFOREST INDUSTRIAL ESTATE, SOUTH WALES



## LOCATION

Unit G4/5 is located just off Main Avenue at the southern end of the estate. The immediate vicinity includes a mixture of industry, warehousing and offices. The estate's banks and Post office are a short walk across main Avenue.

## DESCRIPTION

Warehouse/Production	7343sq m	79037sq ft
GF Offices Front	518 sq m	5572 sq ft
FF Offices Front	506 sq m	5450 sq ft
GF Offices Side	714 sq m	7689 sq ft
FF Offices Side	603 sq m	6490 sq ft
<b>TOTAL</b>	<b>9,684 sq m</b>	<b>104,238 sq ft</b>

(Areas based on GEA)



All measurements are gross external area.

## ACCOMMODATION

- Profile steel elevations
- Minimum eaves height approx 8 m.
- Fully fitted offices
- Halogen lighting to production area
- Brick walls internally
- Power floated concrete floor
- Secure yard and loading area to rear
- WC and washroom facilities

## TERMS

The unit is available to let as a whole or in part on a new full repairing and insuring lease for a term to be agreed at a rental of £3.50 per ft<sup>2</sup> per annum. there will be periodic rent reviews.

## RATES

Rateable Value £185000

## SERVICE CHARGE

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

## VAT

VAT is payable in addition.

## FURTHER INFORMATION/VIEWING

Strictly by appointment through the joint agents:

**HIRONS**

**MORGAN**

**& YAPP**

PROPERTY ADVISORS & CONSULTANTS

**029 20388988**



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In the UK, SEGRO supports the Code of Practice for Commercial Leases (see [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.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.