Cooke&Arkwright

To Let

Unit 23B

Taff Business Centre, Treforest, CF375UA

Prominent Warehouse unit

2,490 sq ft
(231.33 sq m)

- Prominent Unit on an established trading estate
- Excellent Road connections as in close proximity to the A470 and M4
- Modern unit suitable for a range of uses (Subject to planning)
- Potential uses Tradecounter / Storage / Showroom
- Available immedietly.

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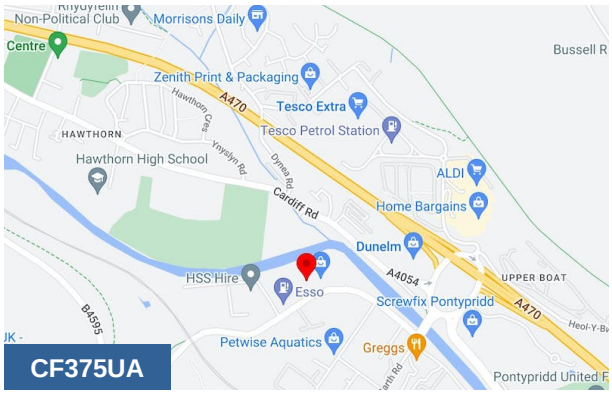
Summary

Available Size	2,490 sq ft
Rent	£10 per sq ft
Rates Payable	£6,018.75 per annum
Rateable Value	£11,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon Enquiry



Location

Taff Business Centre is located within one of Wales foremost commercial areas, at the north end of the Treforest Industrial Estate.

The estate is a short distance from the A470 dual carriageway which provides direct access to J32 of the M4 motorway.

This part of South Wales is within an Objective One and attracts maximum grant aid to qualifying applicants.

Description

The Taff Business Centre comprises of a mixture of units constructed to good specification and set within a well managed environment.

Unit 23B is of steel portal frame construction overclad with steel profile sheeting. The building is served via a large roller shutter as well as a separate pedestrian door which also leads into the warehouse.

There is a mezzanine measuring 14 meters in length and 4.3 meters in width, which provides an additional c650 sq.ft of storage space, with a small office contained underneath.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit	1,634.30	151.83	Available
Mezzanine	856.02	79.53	Available
Total	**2,490.32**	**231.36**	

Viewing & Further Information

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