



Unit G14, Treforest Industrial Estate, Pontypridd, Rhondda Cynon Taff, CF37 5UR

TO LET

Detached Modern Industrial Unit
Total Area 7,590 sq ft (705.13 sq m)

- + Self contained unit with rear yard
- + B2/B8 planning use
- + Part office accommodation

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located within Treforest Industrial Estate, one of south Wales' most established distribution and manufacturing locations.

The estate boasts great transporting links being in close proximity to the A470 Dual Carriageway which links to Junction 32 of the M4 Motorway approximately 3 miles south of the estate. There is also a train station providing a 20-minute journey to Cardiff city centre.

The property is within a short distance off Main Avenue with neighbouring national occupiers such as Veolia Environmental Services, Wilcox Processors and Volvo construction equipment.

DESCRIPTION

The property comprises 2 detached, light industrial units with a front interconnection doorway.

The units are constructed to a modern specification incorporating breezeblock walls, steel portal frame construction and covered with profile metal sheeting. There are a number of access points along the property with the largest benefiting from roller shutters and a large double timber door.

Internally, the property is arranged into a north and south unit. The north unit comprising of two workshops, mezzanine and W/C. The south unit comprising a workshop, single storey office accommodation, kitchen and meeting room.

The property is served by mains water, gas and 3 phase electricity supply.

The site benefits from a rear yard and has a total site area of approximately 0.45 acres (2.434 hectares), which provides a site coverage of 47.52%.

ACCOMMODATION

The property provides the following approximate areas on a GIA basis;

North Unit	3,725 sq ft (346.03 sq m)
North Unit Mezzanine	912 sq ft (84.77 sq m)
South Unit	2,593 sq ft (274.33 sq m)

Total **7,590 sq ft | (705.13 sq m)**

Minimum eaves height	14 ft (4.3 m)
Maximum eaves height	20 ft (6.28 m)

RENT

£34,000 per annum.

TENURE

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

BUSINESS RATES

We are informed that the rateable value of the property is £18,250. We understand that the rates payable for year ending March 2020 is **£9,599.50**

Interested parties should rely on their own enquiries with the Local Authority.

EPC

The property has an energy performance certificate in Band C.

USE

It is understood that the property benefits from B2/B8 planning use.

ESTATE SERVICE CHARGE

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate. Further information is available on request.

VAT

The property is VAT elected and will be charged where applicable.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Leo Llewellyn
Email: leo@emanuel-jones.co.uk



February 2020

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