

CHEAPEST SPACE IN TREFOREST INDUSTRIAL ESTATE

INDUSTRIAL / WAREHOUSE WITH OFFICES



12,652 SQFT (1,175.40 SQM)



UNIT 1, RIZLA HOUSE, SEVERN ROAD,

TREFOREST INDUSTRIAL ESTATE, CF37 5SP

Commercial Agency • Professional • Development • Investment • Valuation

LOCATION

Treforest Industrial 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. It is approximately 3 miles north of junction 32 of the M4 motorway. The estate benefits from its own train station with a 20 minute journey time to Cardiff.

Cardiff is approximately 8 miles south and offers a mainline train station, fully operational port and all the usual shopping and leisure facilities associated with a capital city. Cardiff International Airport is within 20 miles and offers scheduled daily passenger services to a number of national and international destinations.

DESCRIPTION

Unit 1 comprises ground floor warehouse/industrial accommodation with toilets, and first floor office accommodation with a boardroom, kitchen and toilets. There is car parking available to the front and rear of the premises.

ACCOMMODATION

Warehouse - 10,195 sqft (947.14 sqm)
First Floor - 2,457 sqft (228.26 sqm)
TOTAL – 12,652 SQFT 1,175.40 SQM

TERMS

The premises are available by way of new lease for a term of years to be agreed.

RENT/SERVICE CHARGE

Further details on application.

BUSINESS RATES

RV 2010:£40,750
Rates Payable 2010/2011: £16,667

VAT

VAT is applicable.

LEGAL COSTS

Each party to bear their own legal costs in any transaction.

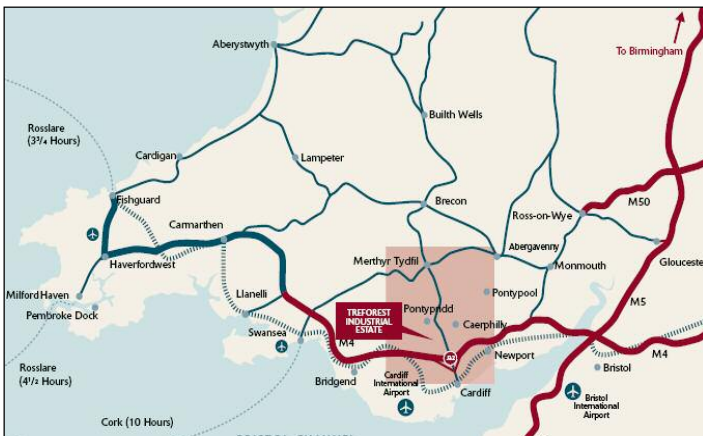
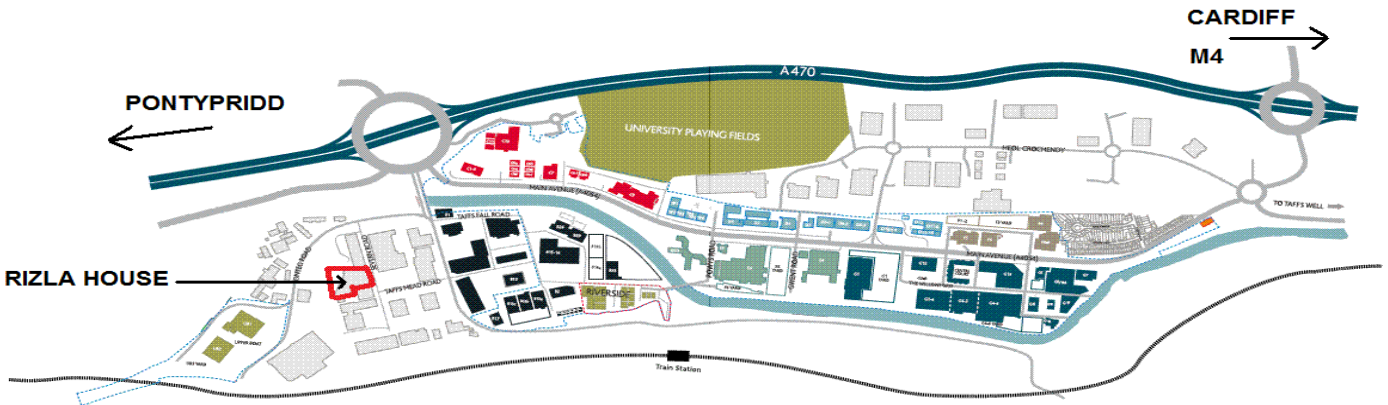
VIEWING/FURTHER INFORMATION

Strictly by appointment with Black & Creedon Chartered Surveyors on (029) 2049 6890 or our joint agents Cooke and Arkwright (029) 20346346 .

Please contact:

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