

CHEAPEST SPACE IN TREFOREST INDUSTRIAL ESTATE

LIGHT INDUSTRIAL/WAREHOUSE/OFFICES



9,348 SQFT (868.45 SQM)



UNIT 11, 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 11 comprises first floor accommodation with car parking available to the rear of the premises.

Ideal for light industrial/storage/office users. It could also, subject to change of use, be utilised for other uses including childrens play centre, sports leisure use, etc.

ACCOMMODATION

First Floor - 9,348 sqft (868.45 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.

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 on (029) 2034 6346.

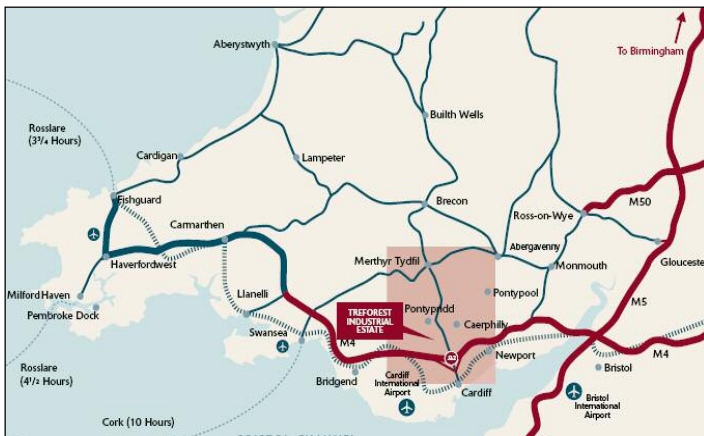
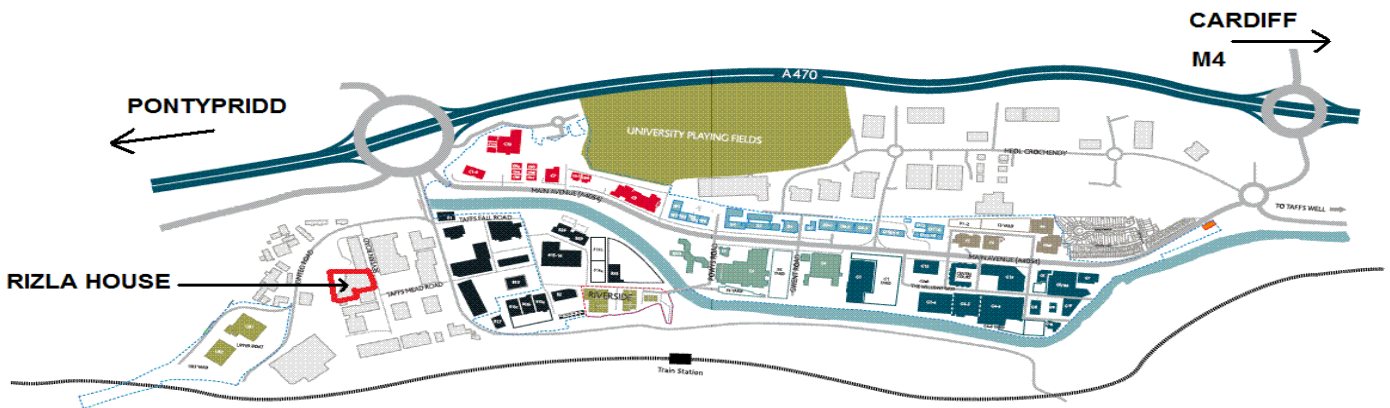
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• Chartered Surveyors •

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