

D11.4

Main Avenue, Treforest Industrial Estate, Rhondda Cynon Taff, CF37 5UR



PROMINENT MID TERRACE UNIT (SUITABLE FOR A VARIETY OF USES) - AVAILABLE LATE 23/ EARLY 24

TO LET | Retail

964 sqft (89.56 sq m)

£16,900 Per Annum (Exclusive)

Key Features

- Prime Commercial Location - Treforest Industrial Estate
- Excellent road communications - adjacent to A470 . Junction 32 of M4 Motorway 3 miles to the south.
- Close proximity to Treforest Rail Station
- Frontage / Prominence to Main Avenue
- Mid Terrace Unit
- Good car parking provision - front and rear of Unit
- Suitable for a range of Uses - Subject to Planning (A1, A2, A3 and D1) and Landlord Approval



Description

D11.4 is located within a Prime South Wales mixed-use Commercial Area - Treforest Industrial Estate. The Unit is located off Main Avenue within the Estate's Retail Area.

Accommodation

- D11.4 comprises a prominent single storey mid-terrace unit.
- Access via single pedestrian door
- The unit benefits from WC's and a kitchen to the rear.
- The frontage and prominence offers scope for signage and a range of uses.
- Gross Internal Area 964 sq ft (89.6 sq m)
- Communal car parking available to rear - short term / customer spaces to front.

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Further info visit:

<https://www.jenkinsbest.com/properties/d11-4-main-avenue-treforest-industrial-estate-rhondda-cynon-taff-cf37-5ur/>

Location

Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, Junction 32 of the M4 Motorway lies approximately 3 miles to the south. Treforest Industrial Estate benefits from a dedicated train station, with a 20 minute journey time to Cardiff City Centre. Occupiers in the locality include Further Education College - Coleg y Cymoedd, Capita, Veolia, Volvo, Castle Bingo and Dept of Work and Pensions.

Tenure & Terms

D11.4 is available by way of a New Full Repairing & Insuring Lease for a Term Years to be Agreed.

Rent

£16,900 per annum(Exclusive) VAT payable in addition.

Rateable Value

Rateable Value. To be re-assessed. Currently assessed with D11.3 - £10,000 (multiplier 53.5 pence 2023/24). Please contact Rhondda Cynon Taff County Council for additional information / confirmation.

Estate service charge / building insurance

There is an obligation to contribute towards the Estate Service Charge - each building / unit contributes. The current annual budget contribution by D11.4 is £220 (Exclusive). Year ending Dec 24.

Building Insurance - Landlord insures the building and recovers the premium from the tenant- amount to be confirmed. The tenant insures their contents.

Legal costs

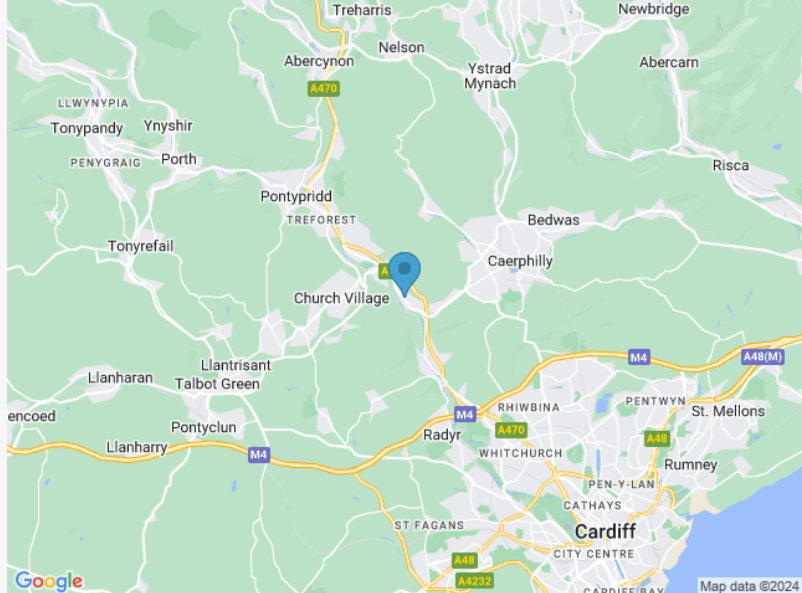
Each party responsible for their own Legal Costs.

Energy Performance Certificate

To be re-assessed.

Further information

Please contact Jenkins Best or Emanuel Jones for additional information or to arrange a viewing.



Disclaimer

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7. Details of this particular is subject to change. For the latest information please contact Jenkins Best.

May 2024

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