



# G15 Treforest Industrial Estate

Treforest, CF37 5YL

**FOR SALE (MAY LET)**

Prominent Detached Business Premises With Secure Yard

3,001.48 sq m (32,308 sq ft)

on 0.85 ha (2.10 acres)



# Location

The property is prominently positioned on Treforest Industrial Estate, fronting onto Main Avenue (A4054). In the immediate vicinity, public transport links include bus and train routes (Treforest Train Station, which connects south into Cardiff) as well as nearby amenity offering both opposite (on Main Avenue) and at Parc Nantgarw, 0.5 miles to the east.

Treforest Industrial Estate is recognised as Wales' premier business / industrial estate, with excellent road links to the A470 (dual carriageway) which connects to the M4 (J32), 3 miles to the south and Cardiff city centre, 7 miles to the south.

The impending occupation of the plot (to the south) by the Department of Work and Pensions will add to the attraction of the estate as one of the main established out of town business locations in the region.

Nearby occupiers include:

orangebox

VEOLIA

PEACOCKS

YODEL

WALES & WEST  
UTILITIES

SMT

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# Description

The property comprises a detached, business premises of steel frame construction that was refurbished in 2013 by SSE to serve as their smart energy training centre. The property is arranged over two storeys to the front, with a combination of open plan and self-contained office accommodation at ground and first floor level, together with accompanying welfare and amenities (including WCs, shower facilities, pedestrian lift access and break out / kitchen facilities). To the rear of the property is more open plan full height storage / former training area accommodation space (6.57m to eaves, 5.04m to underside of steel frame) that could be fully stripped out to provide clear warehousing if required.

Vehicular loading to the warehouse is provided via a total of 3 level access loading doors, opening onto a fully concreted and palisade fenced yard, with road access onto The Willowford.

Including the marked spaces in the rear yard, there are a total of 76 marked parking spaces on the site, including to the front elevation (security barrier accessed), providing a ratio of 1:316 (spaces : sq ft) if working off the ground floor (GIA) footprint. This total includes 2 EV charging point spaces to the front.

The total site acreage amounts to approximately 0.85 ha (2.10 acres), providing a relative site coverage of 26.20%.

The property benefits from photovoltaic cells installed to the south western facing roof area which provide for a solar air heating system, using solar energy to generate fresh, heated air with the intention of providing operational energy saving measures.

Further details on specification can be supplied on request.





Rear Service Yard



Stores / Warehouse



First Floor Accommodation

## Accommodation

The property has been measured on a gross internal basis in accordance with the Code of Measuring Practice (6th Edition).

Area	sq m	sq ft
Warehouse / Stores	1,306.82	14,067
Ground Floor Offices / Ancillary	926.06	9,968
First Floor Offices / Ancillary	768.60	8,273
<b>Total</b>	<b>3,001.48</b>	<b>32,308</b>

-  **Prominent business unit**
-  **Fully self-contained site**
-  **Secure yard and parking**
-  **Established business location**
-  **Close proximity to the M4**
-  **3 level access loading doors**
-  **Full height warehousing / storage in part**

# EPC

The property has an EPC rating of A (20), expiring 19th February 2024. A full copy of the certificate is available upon request.

# Tenure & Terms

A sale of the 999 year long leasehold interest is available.

Alternatively, a new lease for a term of years to be agreed is available. Full terms are available on application.

# Rateable Value

Rateable Value: £152,000 (2017 list)

UBR Multiplier (2020/21): 53.5p

Rates Payable: £81,320

Interested parties are advised to contact Rhondda Cynon Taf County Borough Council to confirm this figure.



# Services

All mains services including water, electricity, drainage and gas are available to the premises. Interested parties are advised to make their own enquiries to establish suitability, connectivity and capacity.

# VAT

VAT will be charged on all costs.

# Legal Costs

All parties are to bear their own legal and surveyor costs incurred in the transaction.



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# Viewing

For further information and to arrange an inspection, please contact the sole agents:

**Chris Yates**  
07850658050  
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March 2021

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## TRAVEL TIMES

Location	Distance	Travel Time
Treforest		
Train Station:	4 Miles	6 mins
A470:	1 Mile	2 mins
M4 Junction 32:	4 Miles	9 mins
Cardiff:	8 Miles	19 mins
Merthyr Tydfil:	17 Miles	21 mins
Newport:	17 Miles	24 mins
Bridgend:	19 Miles	25 mins
Swansea:	41 Miles	50 mins
M4 / M5 interchange:	38 Miles	39 mins
Bristol:	46 Miles	54 mins



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