



Unit D16 Treforest Industrial Estate, Main Avenue, Cardiff, CF37 5UR

TO LET

RETAIL UNIT

2,397 sq ft (222.69 sq m)

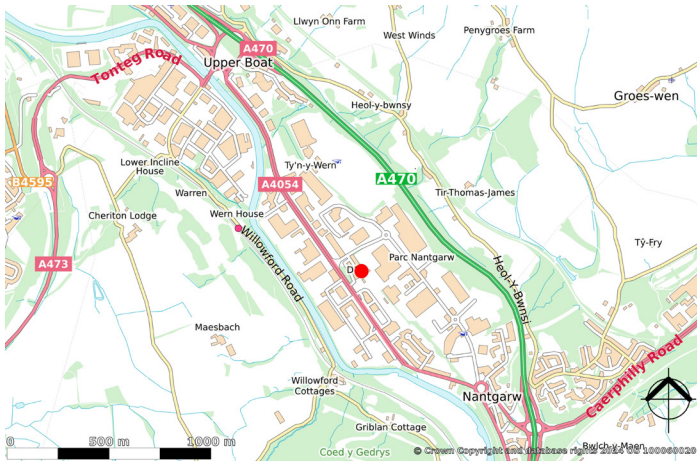
- + Established commercial location
- + Good car parking
- + Detached unit with external play / storage

029 2081 1581

LOCATION

Treforest Industrial Estate is located 10 miles north of Cardiff city centre and strategically positioned adjacent to the A470 dual carriageway. Junction 32 of the M4 motorway is approximately 3 miles south. The estate has a dedicated train station with connections to Cardiff Central Station within a 20 minute journey time. There are regular bus routes that connect the estate to the wider locality.

The subject property is located to the rear of the retail parade fronting Main Avenue which contains occupiers such as the Post Office, A1 Tachograph Services and Marlo House. A map identifying the properties location is below.



DESCRIPTION

The property is a two storey detached unit that is configured to provide accommodation over both the ground and first floors with kitchen and WC facilities. It also benefits from external play / storage areas. The property is accessed via a single pedestrian door with communal car parking available.

The property is currently fit-out and used as a nursery. Although it is suitable for a range of other uses subject to planning.

ACCOMMODATION

We understand the property provides the following areas:

TOTAL 2,397 sq ft | 222.69 sq m

RENT

The property is available at a quoting rent of £23,970 per annum excl.

LEASE TERMS

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

BUSINESS RATES

The property has a rateable value of £7,600. We understand the property therefore benefits from small business rates relief.

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

EPC

We understand the property has an EPC rating of C (68). A copy of the certificate can be provided upon request.

VAT

All costs quoted exclusive of VAT, where applicable.

LEGAL COSTS

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

VIEWING

Strictly by appointment through agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



June 2024

Unit D16 Treforest Industrial Estate
Main Avenue, Cardiff, CF37 5UR

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