

Mileway

TREFOREST INDUSTRIAL ESTATE

Centre Court

Available to Let

Newly refurbished office space in a prime commercial location
240 - 2,928 sq ft (22 - 272 sq m)

Logistics real estate urbanised

mileway.com

Computer generated image is indicative only

Centre Court



Flexible, self-contained office units



Close to local amenities



Superfast broadband



Good parking ratio



Recently refurbished

Available To Let

Newly refurbished office space
240 - 2,928 sq ft (22 - 272 sq m)

Computer generated image is indicative only

With an enviable location at the heart of Treforest Industrial Estate, Centre Court offers flexible office space, designed for easy adaptation to a wide range of occupiers.

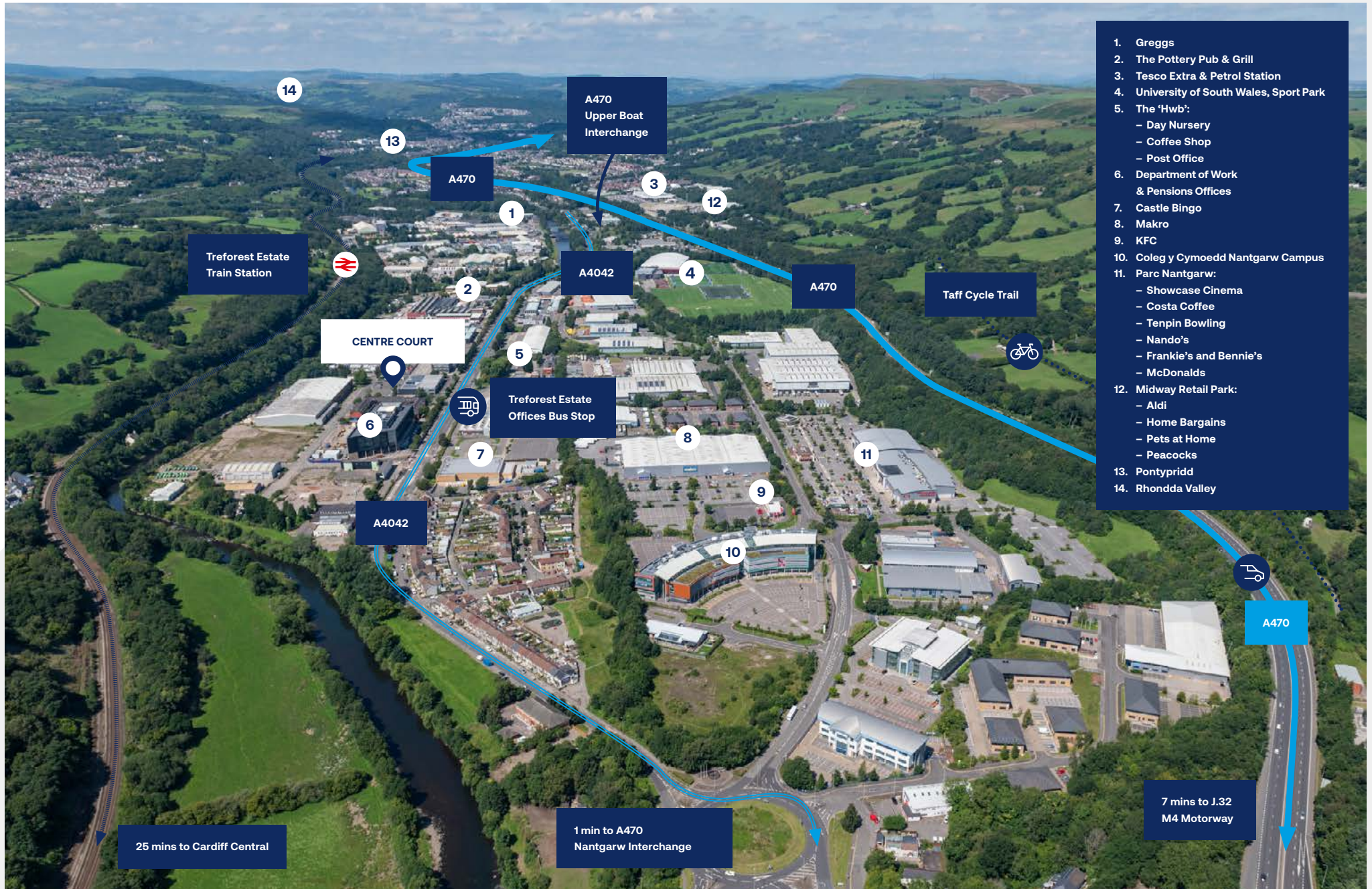
A recent refurbishment has fully equipped the space for its next occupier, with each unit featuring superfast broadband, an open-plan floor plates set across 3 floors, including ground floor kitchen and WC facilities, with five dedicated parking spaces per building.

Excellent road, cycle, bus and rail links make Centre Court a prime strategic location for employers who wish to tap into a skilled local workforce.

There are a range of amenities, including restaurants, supermarkets, and leisure facilities, situated within close proximity to Centre Court.



Location and Amenities



1. Greggs
2. The Pottery Pub & Grill
3. Tesco Extra & Petrol Station
4. University of South Wales, Sport Park
5. The 'Hwb':
 - Day Nursery
 - Coffee Shop
 - Post Office
6. Department of Work & Pensions Offices
7. Castle Bingo
8. Makro
9. KFC
10. Coleg y Cymoedd Nantgarw Campus
11. Parc Nantgarw:
 - Showcase Cinema
 - Costa Coffee
 - Tenpin Bowling
 - Nando's
 - Frankie's and Bennie's
 - McDonalds
12. Midway Retail Park:
 - Aldi
 - Home Bargains
 - Pets at Home
 - Peacocks
13. Pontypridd
14. Rhondda Valley

Centre Court

Treforest Industrial Estate, CF37 5YR

Terms

Offices available on a new FRI lease for a term of years to be agreed. Flexible lease terms are available.

Location

Treforest Industrial Estate enjoys a prime strategic location next to the A470 Cardiff to Merthyr Tydfil dual carriageway, just 3 miles north of the M4 Junction 32.

Workers and visitors can easily reach the estate via the well-connected road network or by public transport through the dedicated Treforest Estate railway station and Treforest Estate bus stops'.

EPC

Ratings range from C-D. Certificates are available upon request.

Viewing / Further Information

Mileway

Ross Jenkins
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Service Charge

The ingoing tenant will be responsible for payment of a proportion of the cost of the maintenance and upkeep of the common parts of the estate.

Business Rates

The ingoing tenant will be responsible for payment of Business Rates. Please contact the Local Authority to confirm Business Rates payable.

VAT

VAT to be charged on all payments

Rent

Available on application



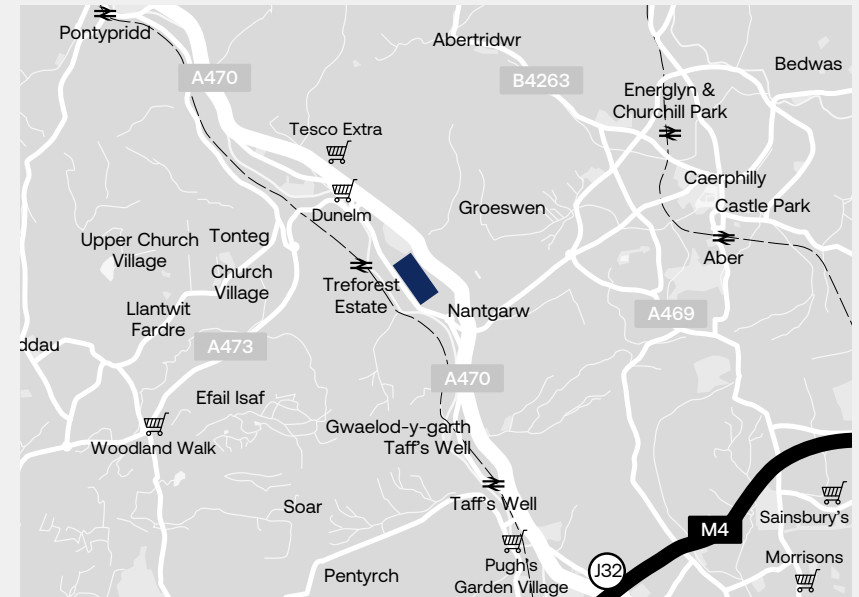
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The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property, (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice, (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. May 2023.