



## OFFICE TO LET

OFFICE SUITE, UNIT 3, CENTRE COURT  
TREForest INDUSTRIAL ESTATE  
CARDIFF  
CF37 5YR

- Recently refurbished office accommodation
- Self contained office
- On site dedicated car parking
- Available immediately
- Total area of circa 2,900 sq ft
- EPC Band: C (72)

## RENT ON APPLICATION

BRINSONS COMMERCIAL

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

**LOCATION**

Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr dual carriageway, which is approximately 3 miles north of Junction 32 of the M4 motorway.

Centre Court is a modern office development fronting Main Avenue and is located within the heart of Treforest Industrial Estate. It is positioned adjacent to the Department for Works and Pensions office. The development is set around a central courtyard, which accommodates dedicated car parking areas, together with attractive landscaping.

Treforest Industrial Estate is located in proximity to a dedicated train station, with a 20 minute journey time to Cardiff City Centre.

**DESCRIPTION**

The subject property is a self contained 3-storey office building, fronting Main Avenue.

**SPECIFICATION**

The specification of each building includes:

- A mixture of LED & recessed lighting
- Suspended ceilings.
- Double glazed windows.
- Male, female and disabled WCs.
- Comfort Cooling and Heating
- Fully carpeted.
- Perimeter trunking

**AVAILABILITY**

Ground Floor	582 sq ft (54.1 sq m)
First Floor	1,411 sq ft (131 sq m)
Second Floor	904 sq ft (83.98 sq m)

**Total NIA**                      **2,897 sq ft (269 sq m)**

**SERVICES**

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

**TERMS**

The property is available to let by way of a new lease on terms to be agreed. Alternatively, the property is available by way of an assignment.

**SERVICE CHARGE**

A service charge will be levied to cover the landlords costs of running and maintaining communal areas within the estate and within buildings where applicable.

**RENT**

Rent on application.

**BUSINESS RATES**

We have made enquiries of the Local Authority who have verbally informed us of the following:-

Rateable Value: £24,500  
Uniform Business Rate 2024/25: 56.2  
Gross Rates Payable: £13,769

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

**VAT**

All figures quoted are exclusive of Value Added Tax (VAT). We have been advised that VAT is payable.

**ARRANGE A VIEWING**

Strictly by appointment with the sole agents:

Brinsons Tel: 02920 867711  
Joshua Isaac – [joshua.isaac@brinsons.co.uk](mailto:joshua.isaac@brinsons.co.uk)  
Trevor Isaac – [trevor.isaac@brinsons.co.uk](mailto:trevor.isaac@brinsons.co.uk)

**SUBJECT TO CONTRACT AND AVAILABILITY**

JI/TI/2713/APR24

**IMPORTANT NOTICE**

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712

**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**

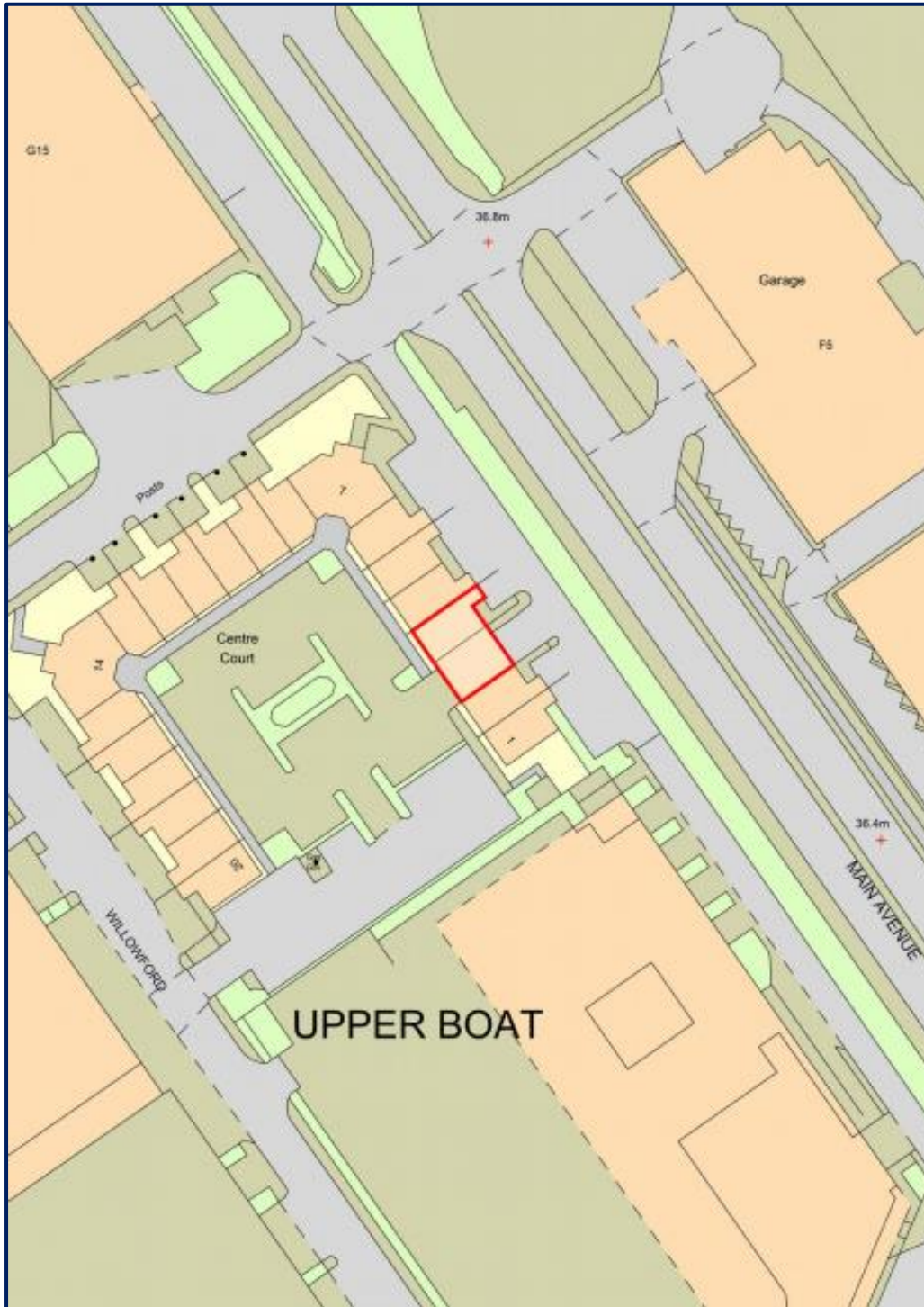


**ESTABLISHED 1900**

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Caerphilly CF83 1NX

T. 02920 867711  
E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

Residential  
Agricultural  
Commercial

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