

# Lot 13, 3 Melin Corrwg Business Park, Treforest, Cardiff, CF37 5BE

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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## Property Information

### Fully Let Freehold Office Investment

- Modern Office Building of approx. 613.25 sq m (6,601 sq ft)
- Providing 6 office suites
- Asset management opportunities
- Site area of approx. 0.28 Ha (0.68 Acres)
- Includes parking for approx. 30 cars
- Well located off A470, 5 miles from Junction 32 of M4
- Mix-use area of high density housing, offices, retail parks and industrial estates

#### Lot

13

#### Auction

18th September 2025

#### Rent

£81,893 per Annum Exclusive

#### Status

Available

#### Sector

Office

#### Auction Venue

Live Streamed Auction

On Behalf of Trustees

### Location

#### Miles

8 miles north-west of Cardiff, 32 miles west of Bristol

#### Roads

A470, M4

#### Rail

Treforest Estate Railway Station

#### Air

Cardiff Airport

### Situation

The property is situated within the well established Melin Corrwg Business Park, just off the A470, a busy arterial route with excellent connectivity to the M4 as well as being some 8 miles north of Cardiff City Centre. The immediate locality to the property provides for a mix of high density housing as well as several retail parks with tenants including Tesco, Home Bargains, Dunelm and Aldi, as well as a collection of industrial estates and business parks.

### Tenure

Freehold.

### Description

The property comprises a substantial modern office building providing office accommodation on the ground, lower ground and first floors, currently arranged as 6 modern office suites. The site benefits from an approximate area of 0.28 Ha (0.68 Acres). The site provides for approximately 54 car parking spaces, 24 of which have been allocated for use to Units 1 and 2 Melin Corrwg Business Park.

### VAT

VAT is applicable to this lot.

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## Tenancy & Accommodation

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Suite 6a	Lower Ground	Office	79.80	(859)	FACILITY SERVICES GROUP LIMITED	5 years from 01/05/2024 (1)	£12,000	01/05/2027
Suite 6b	Lower Ground	Office	139.17	(1,498)	MIDLAND PROPERTIES (WEST MIDLANDS) LIMITED	2 years from 01/09/2024	£16,480	
Suite 7	Ground	Office	110.46	(1,189)	PHOENIX DESIGN PARTNERSHIP LIMITED	5 years from 26/02/2020 (3)	£15,000	
Suite 8	Ground	Office	84.45	(909)	SNAP CYMRU	10 years from 01/12/2023 (2)	£11,363	01/12/2028
Suite 9	First	Office	109.44	(1,178)	SOCOTEC BUILDING CONTROL LIMITED	5 years from 09/09/2021	£13,550	
Suite 10	First	Office	89.93	(968)	ADVANCED CARPENTRY SOLUTIONS LIMITED	10 years from 26/11/2019	£13,500 (4)	
<b>Total</b>			<b>595.03</b>	<b>(6,601)</b>			<b>£81,893</b>	

(1) The lease provides for an option to determine the lease on 01/05/2027.

(2) The lease provides for an option to determine the lease on 01/12/2026 and 01/12/2028.

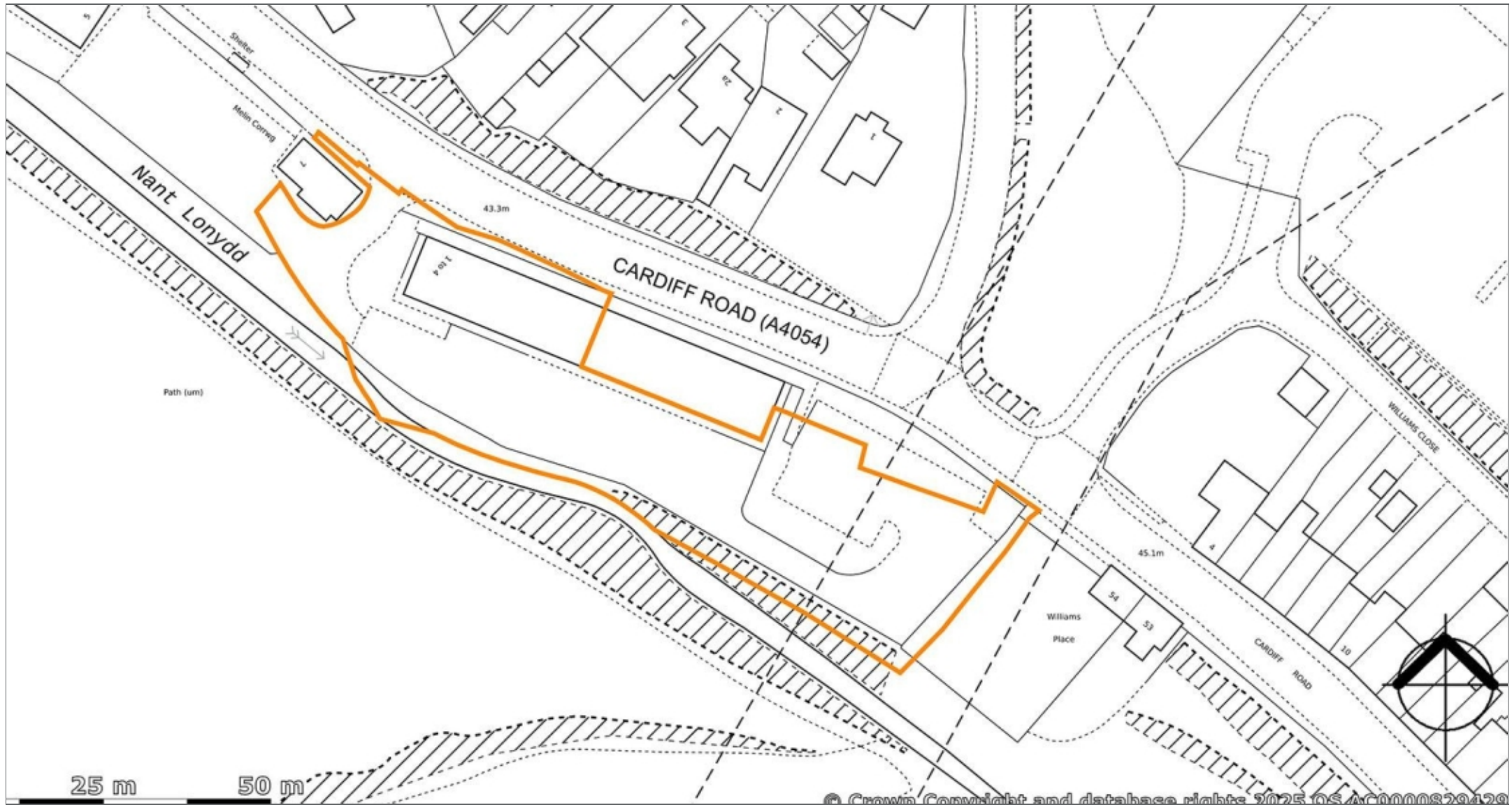
(3) Heads of Terms have been agreed for a lease renewal, please see the legal pack for further details.

(4) The rent increased at the last review in 27/11/2024 from £11,000.



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## Contacts

### Acuitus

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### Seller's Solicitors

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