Unit E6, Treforest Industrial Estate
Pontypridd, Near Cardiff, Mid Glamorgan CF37 5ST

Freehold Industrial Investment

- Entirely let to Treforest Textiles Ltd from 1993
- Substantial factory unit totalling approximately 9,595.1 sq ft (102,312 sq ft)
- Established estate providing industrial, manufacturing, warehousing, motor trade and trade park facilities
- Occupiers on the estate include the BBC, DSG Retail, Screwfix, The BSS Group, Barclays Bank, Lloyds TSB
- Approximate site area of 1.410 hectares (3.486 acres)
- Six Week Completion Available

Rent
£203,225 per annum exclusive
Lot 20

**Location**
- Miles: 8 miles north-west of Cardiff
- Roads: A4054, A470, M4 (Junction 32)
- Rail: Treforest Estate Railway Station, Cardiff Central Mainline Railway Station
- Air: Cardiff International Airport

**Situation**

The property is prominently situated on the west side of Main Avenue (A4054) which runs through the centre of the estate providing access to the A470 dual carriageway and junction 32 of the M4 less than 3 miles to the south. The Treforest Industrial Estate borders Parc Nantgarw, Taff Business Centre, Charnwood Park and Cefn Coed Business Park.

These estates collectively form one of the largest industrial and business areas in South Wales with occupiers including Companies House, University of Glamorgan, Peacocks main distribution facility, Cineworld & Bowl Plex Leisure Scheme, McDonald’s, Tesco, Focus DIY and DHL.

**Description**

The property comprises a stand-alone Grade II Listed factory unit with office accommodation on part ground and first floor towards the front of the property.

**Tenure**

Freehold.

**VAT**

VAT is applicable to this lot.

**Six Week Completion Available**

The Special Conditions of Sale and a legal package are available from the Vendor’s Solicitors or available on-line at www.acuitus.co.uk

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**Tenancy and accommodation**

<table>
<thead>
<tr>
<th>Floor Use</th>
<th>Floor Areas (Approx)</th>
<th>Tenant</th>
<th>Term</th>
<th>Rent p.a.x.</th>
<th>Reversion</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground &amp; First Floor</td>
<td>Factory/Office</td>
<td>9,505.1 sq m (102,312 sq ft)</td>
<td>TREFOREST TEXTILES LIMITED (1)</td>
<td>20 years from 14/08/1993 (2)</td>
<td>£203,225 (13/08/2013)</td>
</tr>
<tr>
<td>Totals</td>
<td></td>
<td>9,505.1 sq (102,312 sq ft) (3)</td>
<td></td>
<td>£203,225</td>
<td></td>
</tr>
</tbody>
</table>

(1) For the year ending 31st December 2009, Treforest Textiles Limited reported a net worth of £499,000. (Source: www.riskdisk.com 10/03/2011)
(2) The property is effectively let until 2013 by way of a lease in favour of the tenant for a term of 15 years from 14th August 1993 and a reversionary lease in favour of the tenant for a further term of 5 years from 14th August 2008 until 13th August 2013.
(3) Please note that these areas were calculated on a gross external basis.

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