

lot 20

Rent
£203,225
per annum
exclusive

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 9,505.1 sq f (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



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exclusive**Location**

Miles: 8 miles north-west of Cardiff

4 miles east of Caerphilly

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

Tenancy and accommodation

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

(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.

For further details please contact:**Jo Cordrey**

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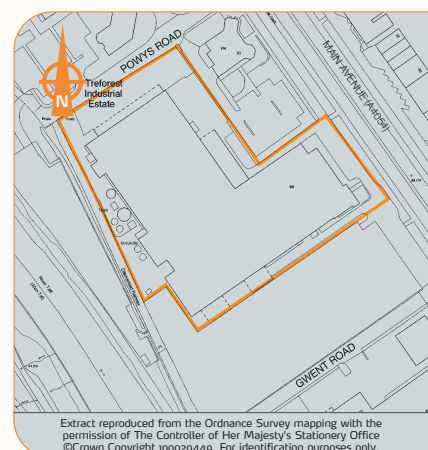
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