



Former ATS Centre

A1, Treforest Trade Park, Main Avenue, Pontypridd, CF37 5UR

Industrial/Warehouse Unit

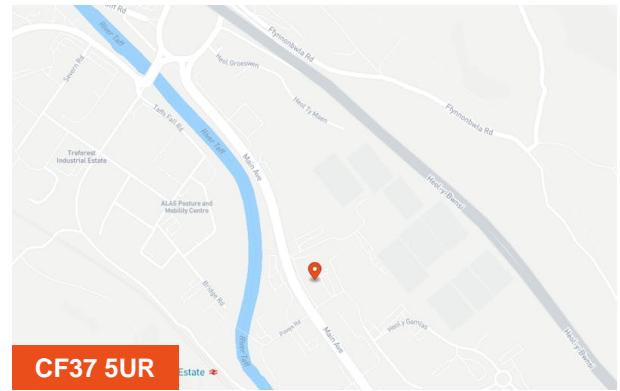
7,059 sq ft

(655.80 sq m)

- Adjacent to A470
- Good access to M4 (J.32)
- Large forecourt area
- 6m internal eaves height
- Currently configured as tyre & exhaust workshop

Summary

Available Size	7,059 sq ft
Rent	Rent on application
Rates Payable	£31,808 per sq ft RV - 1 April 2023 RP - 2025/2026
Rateable Value	£56,000
VAT	Applicable. at the prevailing rate.
EPC Rating	Upon enquiry



Description

The property comprises a semi-detached unit configured as a 5 bay vehicle workshop with large concrete surfaced forecourt to the front. The unit is constructed on a steel portal frame with brick and clad elevations under a pitched roof. The unit has 2 full height and 3 smaller up and over loading doors. Internally, the unit has a clear eaves height of 6m, reception, office and amenity areas.

Location

The unit is located to the north of the Treforest Industrial Estate, adjacent to the A470, the main arterial route between Cardiff and Merthyr, approximately 3 miles to the north of Junction 32 of the M4.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	5,865	544.88
Ground - Office/Reception	1,194	110.93
Total	7,059	655.81



Lease

The unit is available by way of an assignment or sub-letting of a lease granted for a term of 10 years from 22 June 2018. Alternatively, consideration will be given to the grant of a new lease. The transaction will be subject to contract.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

EPC

Upon request.

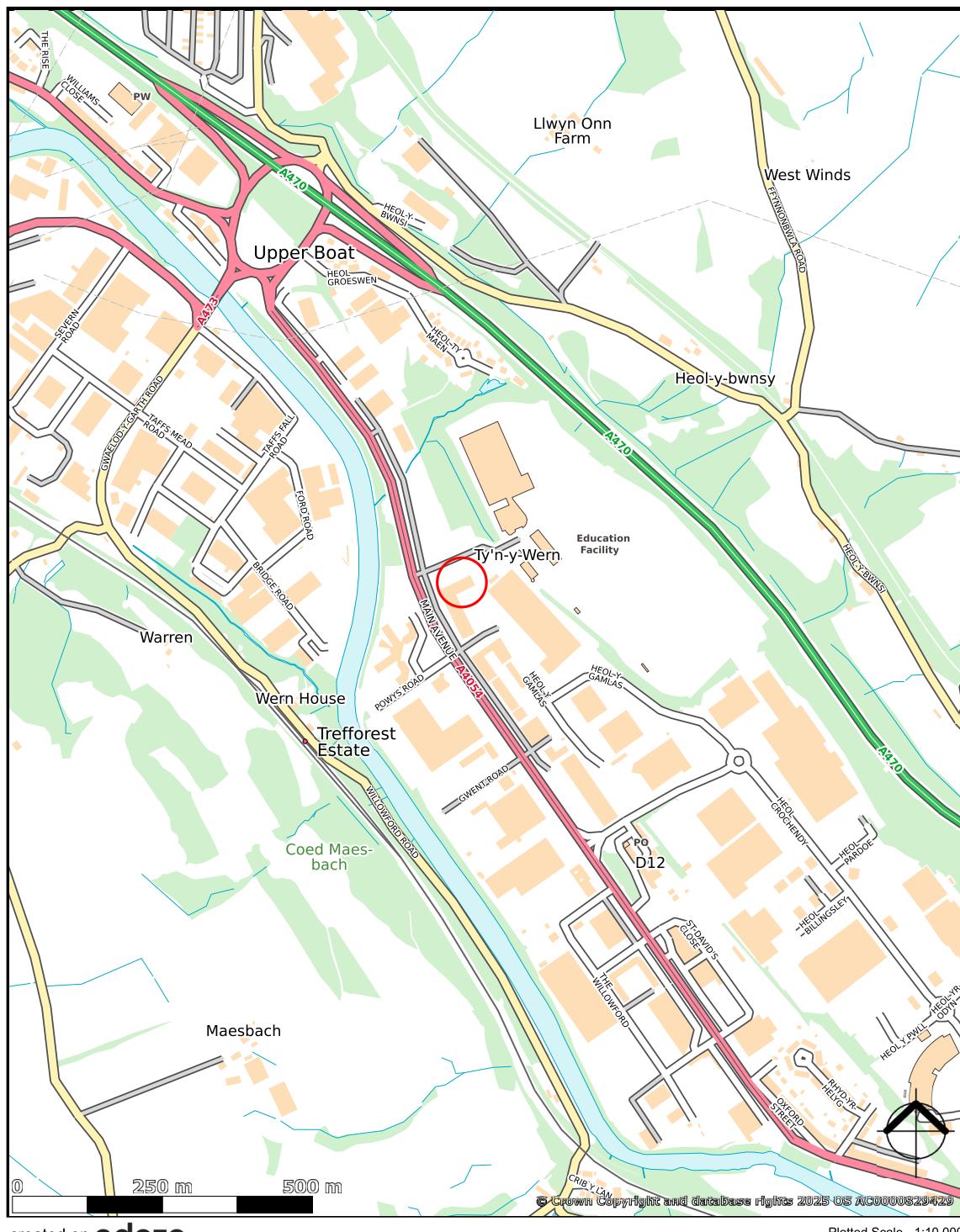
Viewing & Further Information

Simon Harvey

01179 464 520 | 07785 222 868

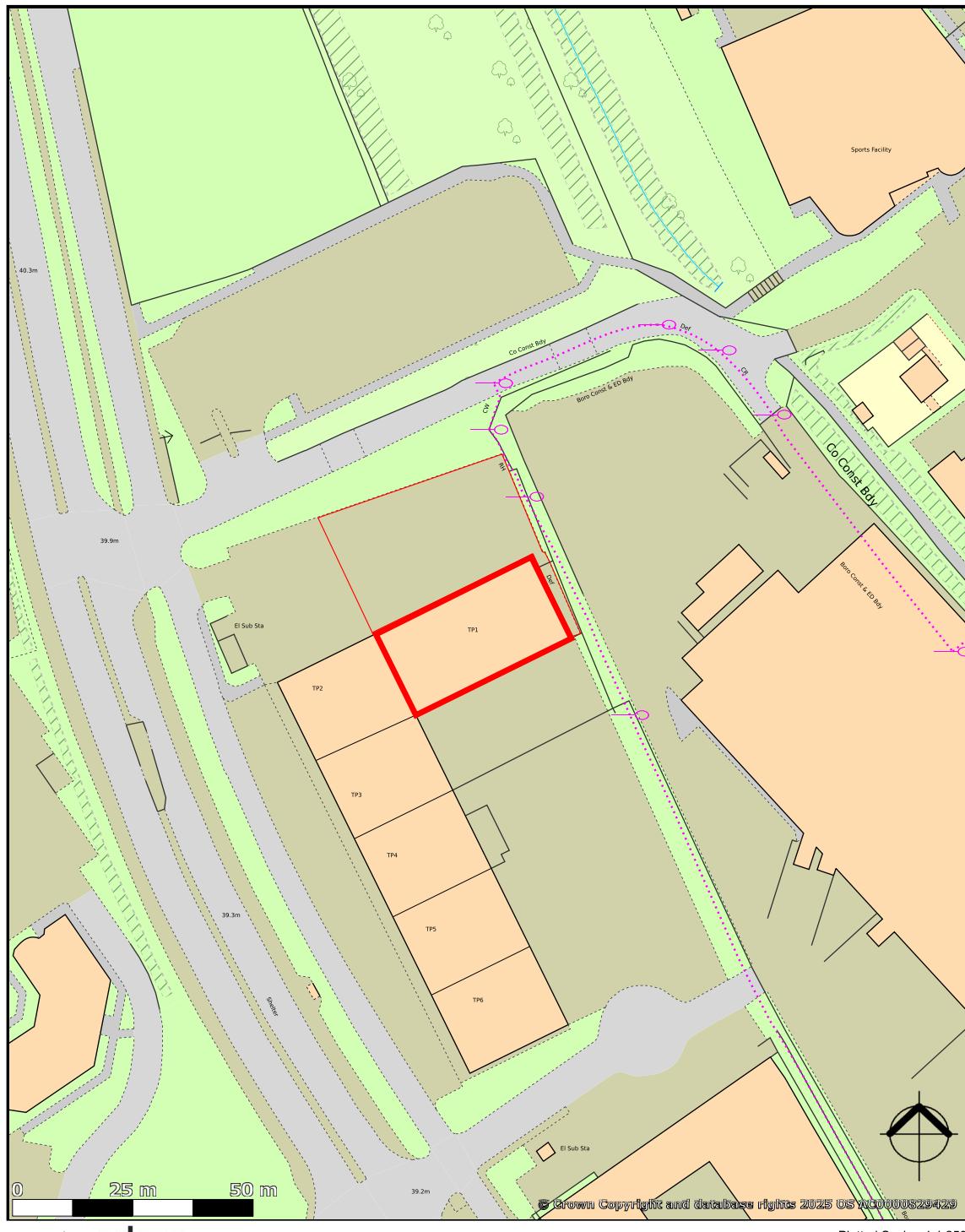
simon.harvey@htc.uk.com

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