

TREFOREST INDUSTRIAL ESTATE

# Centre Court

**Available to Let**

Newly refurbished office space in a prime commercial location  
240 - 2,928 sq ft (22 - 272 sq m)

# Centre Court

- Flexible, self-contained office units
- Close to local amenities
- Superfast broadband
- Good parking ratio
- Recently refurbished

**Available To Let**  
Newly refurbished office space  
240 - 2,928 sq ft (22 - 272 sq m)

Computer generated image is indicative only

With an enviable location at the heart of Treforest Industrial Estate, Centre Court offers flexible office space, designed for easy adaptation to a wide range of occupiers.

A recent refurbishment has fully equipped the space for its next occupier, with each unit featuring superfast broadband, an open-plan floor plates set across 3 floors, including ground floor kitchen and WC facilities, with five dedicated parking spaces per building.

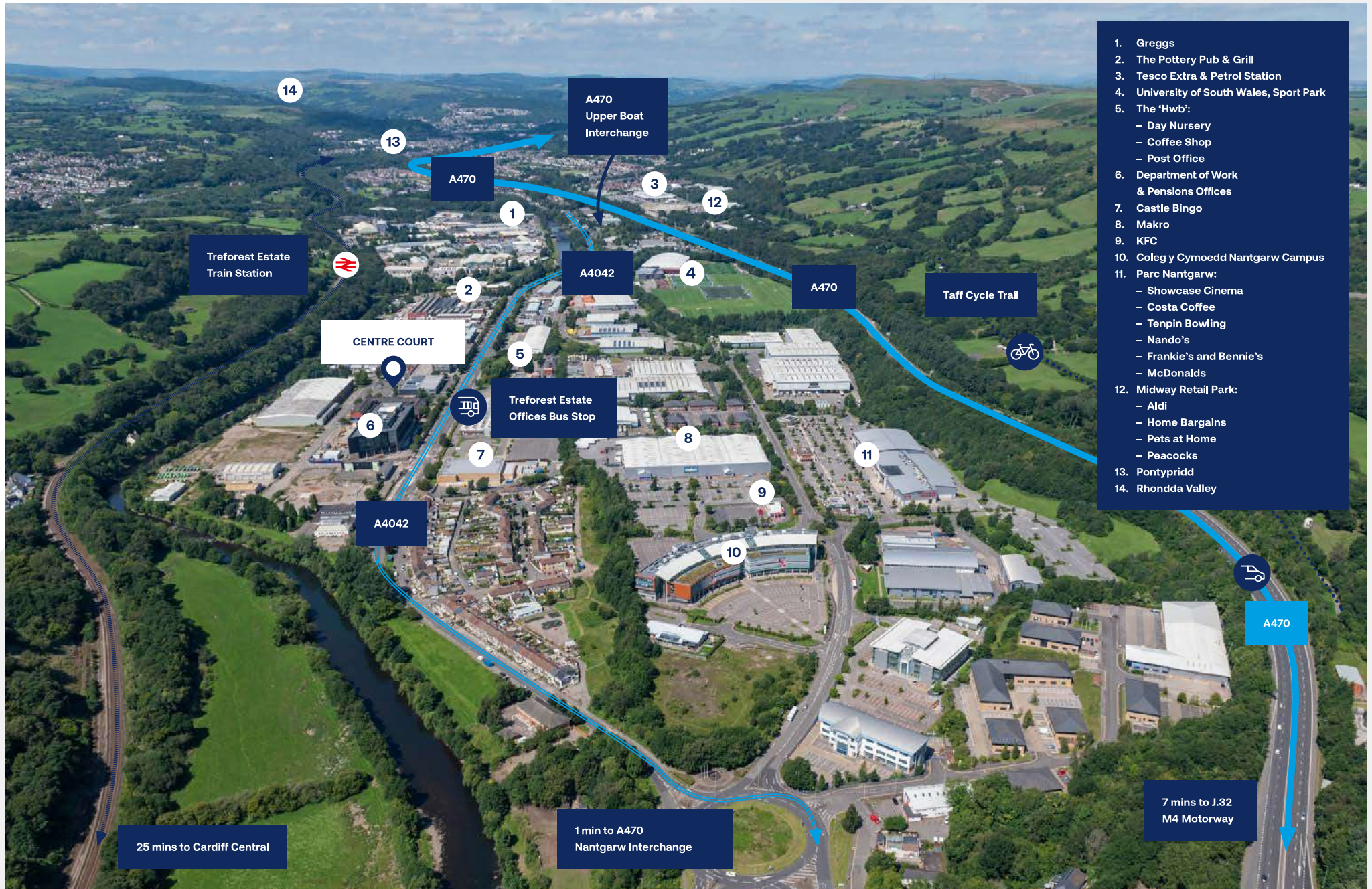
Excellent road, cycle, bus and rail links make Centre Court a prime strategic location for employers who wish to tap into a skilled local workforce.

There are a range of amenities, including restaurants, supermarkets, and leisure facilities, situated within close proximity to Centre Court.





## Location and Amenities





# Centre Court

Treforest Industrial Estate, CF37 5YR

## Terms

Offices available on a new FRI lease for a term of years to be agreed. Flexible lease terms are available.

## Location

Treforest Industrial Estate enjoys a prime strategic location next to the A470 Cardiff to Merthyr Tydfil dual carriageway, just 3 miles north of the M4 Junction 32.

Workers and visitors can easily reach the estate via the well-connected road network or by public transport through the dedicated Treforest Estate railway station and Treforest Estate bus stops\*.

## EPC

Ratings range from C-D. Certificates are available upon request.

## Viewing / Further Information

### Mileway

Ross Jenkins  
wales@mileway.com  
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## Service Charge

The incoming tenant will be responsible for payment of a proportion of the cost of the maintenance and upkeep of the common parts of the estate.

## Business Rates

The incoming tenant will be responsible for payment of Business Rates. Please contact the Local Authority to confirm Business Rates payable.

## VAT

VAT to be charged on all payments

## Rent

Available on application



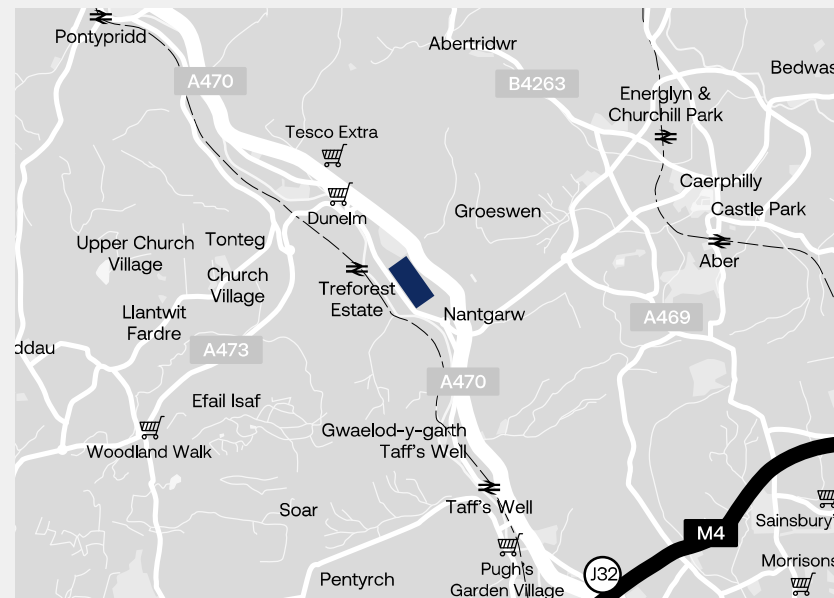
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