



A5 Hub

Severn Road, Treforest, CF37 5SP

To Let - Well Located Storage Units in an Established Industrial Estate

445 to 1,019 sq ft
(41.34 to 94.67 sq m)

- Located within an established commercial location, with surrounding occupiers including Petwise and Blue Self Storage.
- Well Secured Site
- Level Loading Door Access
- LED Lighting, Power Connection and Water Supply
- External Space for Car Parking

A5 Hub, Severn Road, Treforest, CF37 5SP

Summary

Available Size	445 to 1,019 sq ft
Rent	£12 per sq ft
Business Rates	N/A
Service Charge	£0.50 per sq ft Insurance - £0.25 per sq. ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The property comprises a steel portal frame warehouse, clad with steel sheeting, split into several small storage units, suitable for a variety of uses.

The site is well secured, with palisade fencing encompassing the site.

There is external space for car parking, along with power and water available within each unit.

Access to each unit is via an electronic roller shutter door, allowing for vehicular access.

Location

The property is located within Treforest Industrial Estate, a well established commercial location within the South Wales Region.

Surrounding occupiers include Petwise, Blue Self Storage and Griffin Mill Garages.

The location benefits from strong road connectivity, with access to the A470 and onward links to the M4 corridor, providing to direct access to Cardiff, Swansea and Bristol.

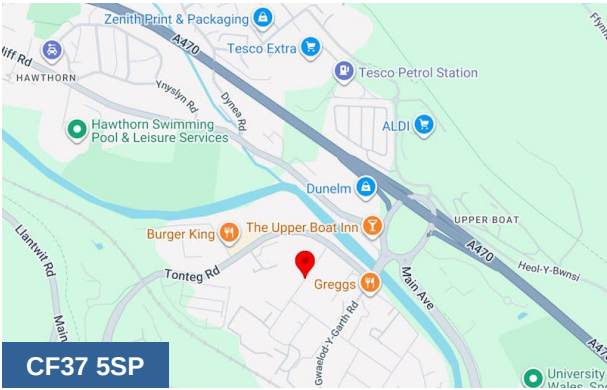
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - G8J	574	53.33	Available
Unit - G8E	445	41.34	Available
Total	1,019	94.67	

Terms

The property is available by way of a new lease, terms to be agreed.



Viewing & Further Information



Max Wood
02920346336
max.wood@coark.com



Tal Williams
02920 346 304
tal.williams@coark.com