

Unit D8.1 Treforest Industrial Estate

Pontypridd, CF37 5YR

Warehouse | 8,109 ft²



Ample car parking



Ground floor office, WC and kitchen



Min eaves height 6.6m



2 up and over doors 5.25m x 3.85m



Under refurbishment

Available to Let

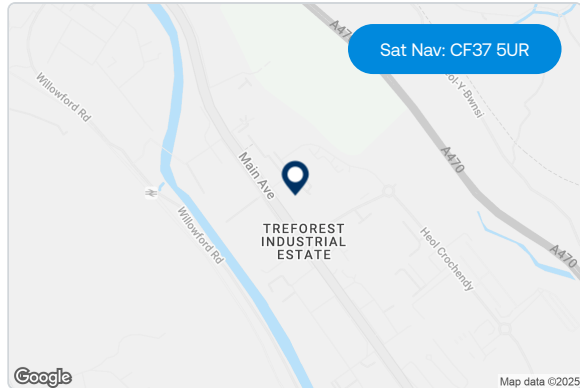


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Description

The units comprises a mixture of brick and steel clad elevations with minimum eaves height of 6m. The unit benefits from 2 level access "Up & Over" doors, suspended lighting to warehouse area, two storey office accommodation and generous loading / car parking to the front.



Location

Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, with easily accessible junctions immediately to the North and South of the Estate. J32 of the M4 motorway lies approximately 3 miles to the South. The Estate benefits from a dedicated train station, with a 20 minute journey time to Cardiff City Centre, where intercity connections are available. The Estate has a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Dept of Works and Pension, Castle Bingo, NHS, Greggs and University of Wales.

Further information

EPC	Rent	Terms	Legal costs
Unit D8.1 : C	Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Available on new full repairing and insuring leases.	All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
D8.1	Warehouse	8,109	Under offer	7,435
Total		8,109		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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