

Treforest Industrial Estate

Pontypridd, CF37 5YR

Warehouse | 2,905 ft²



Prominent trade location



Min eaves 4m, max eaves 7m



Two storey office block

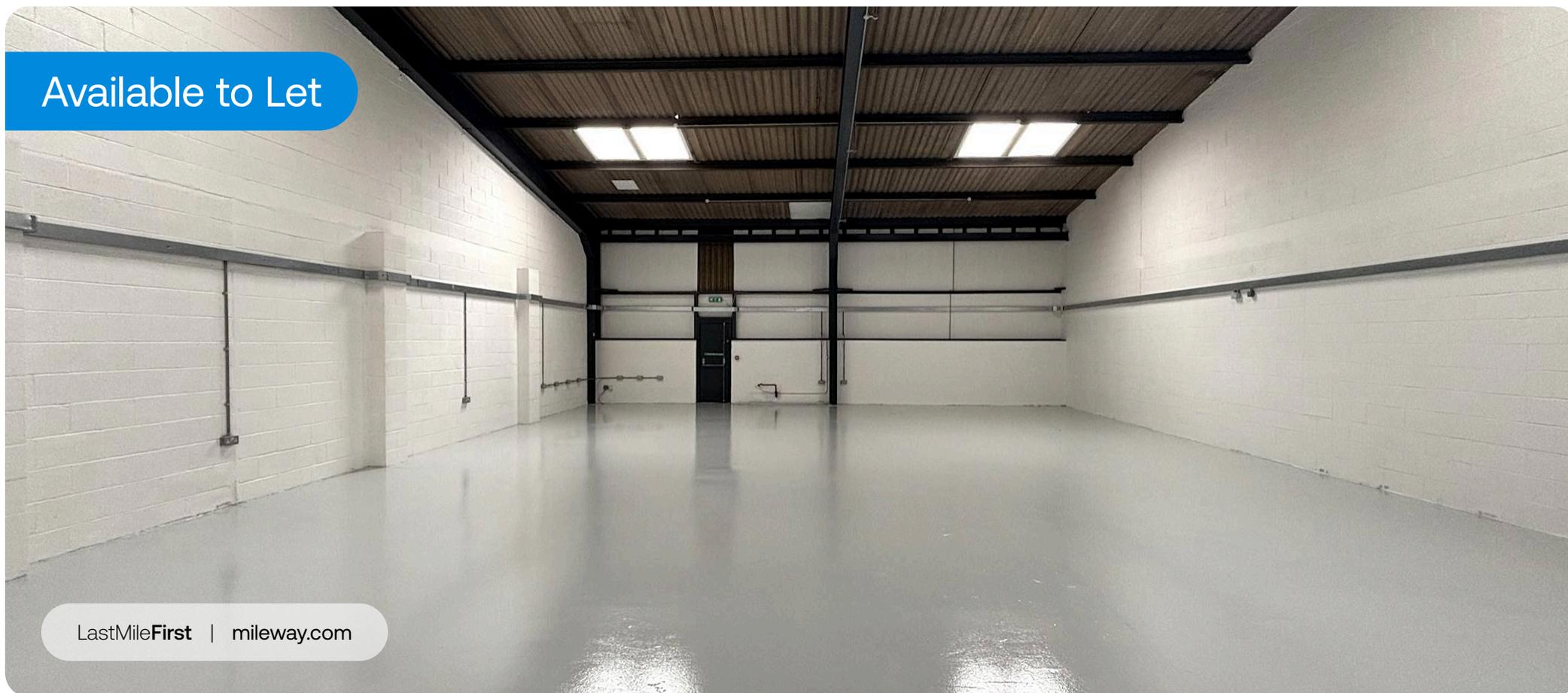


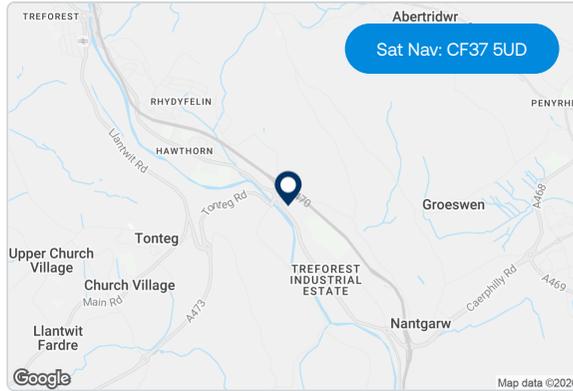
Excellent road links via A470



Recently refurbished

Available to Let





Description

Prime prominent trade location fronting Main Avenue. Min eaves height 4m, max eaves height 7m. Two storey office block with WC's & Kitchen. Excellent road links via nearby A470 to J.32 M4 and Cardiff.

Location

Treforest Industrial Estate is a prime location and 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. The Estate benefits from a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Further Education College - Coleg y Cymoedd, Capita, Kelios/Amey, Veolia, Volvo, Castle Bingo, Dept of Work and Pensions, Greggs and University of Wales. Nearby occupiers include Screwfix and Toolstation.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
C5.2	Warehouse	2,905	Immediately	2,665
Total		2,905		

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.

Further information

EPC Unit C5.2 : D	Rent Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.	Terms Available on new full repairing and insuring leases.	Legal costs All parties will be responsible for their own legal costs incurred in the transaction.
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[Book a viewing](#)

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