

Riverside Industrial Estate

Pontypridd, CF37 5YR

Warehouse | 1,063 - 9,008 ft²



Excellent road links



LED lighting



Ample car parking



Min eaves height 3m



Roller shutter doors

Available to Let



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Location & Connections

The Riverside area is characterised by small and medium sized workshop / warehouse units. The properties are accessed via the Northern Treforest interchange of the A470. Treforest Estate railway station is just a short walk from the units.

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 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.





Description

Unit B31 is mid terrace light industrial / trade / warehouse benefits from a level loading door, LED lighting, W.C. and forecourt loading and parking. The Riverside area is characterised by small and medium sized workshop / warehouse units.

Unit 1 is a detached industrial/trade/warehouse unit offering an internal area of 9,008 sq ft, featuring two up and over doors measuring 3.58m high by 3m wide, minimum eaves height of 3.7m. The property includes offices, kitchen, and WCs. There are 19 dedicated car parking spaces, complemented by EV charging points. The unit is set to be refurbished, presenting an excellent opportunity for a modern, well-equipped industrial or trade facility.

Unit 10 is an end of terrace industrial/trade/warehouse unit offering 2,887 sq ft featuring an up and over door measuring 3.2 m high 2.9 m wide, min eaves height 4.1m Max eaves 7.0m The unit further offers office and kitchen facilities.

Further information

EPC

Unit 1: D, Unit 10: C, Unit B31: E

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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
1	Warehouse	9,008	Coming soon	5,630
10	Warehouse	2,887	Immediately	2,410
B31	Warehouse	1,063	Immediately	975
Total		12,958		

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.

[Book a viewing](#)

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