

Treforest Trade Park

Treforest Industrial Estate, CF37 5US

Warehouse | 4,243 - 11,294 ft²



Excellent road links via A470



Prominent trade location



Three phase power



Roller shutters



Yard space

Coming soon

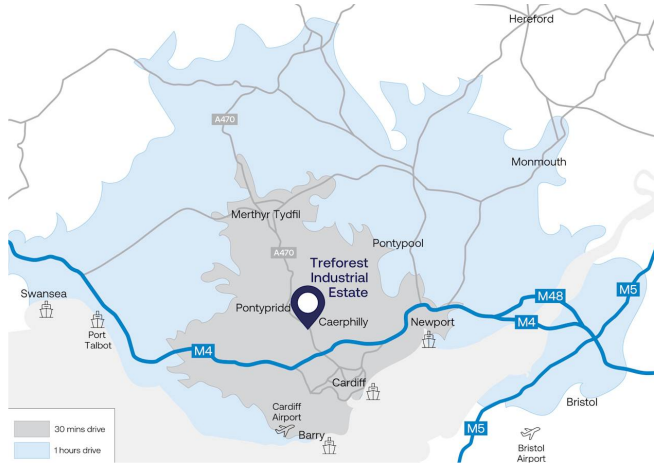


Location & Connections

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.





Description

Treforest Trade Park offers modern trade counter units with roadside visibility on Main Avenue.

Unit TP1 is a 7,051 sq ft semi-detached unit, formerly a vehicle workshop, featuring a large concrete forecourt with potential for a 0.22-acre self-contained yard. It has five level roller shutter doors, a glazed pedestrian entrance to reception, an open-plan warehouse with eaves from 5.9m to 6.7m, and an internal office block with reception, offices, kitchenette, and WCs. LED lighting will be installed throughout.

Unit TP2 is a 4,243 sq ft trade counter unit on a prominent corner with seven parking spaces and a glazed display frontage. It includes an open-plan warehouse with LED lighting, office block, WCs, kitchenette, and a side loading area with a 3.5m x 3.0m electric roller shutter door. The eaves height ranges from 3.93m to 5.96m. The unit has three-phase electricity, water, and gas.

Units can be leased separately or combined (11,294 sq ft) with a 0.42-acre yard

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
TP1	Warehouse	7,051	Coming soon	7,055
TP2	Warehouse	4,243	Coming soon	4,420
Total		11,294		

Further information

EPC
Unit TP1: C, Unit TP2: C

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.

[Book a viewing](#)

Tom Rees
Jenkins Best
tom@jenkinsbest.com
07557 161 491

Craig Jones
Jenkins Best
craig@jenkinsbest.com
02920 340 033

Ross Jenkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Neil Francis
Knight Frank
neil.francis@knightfrank.com
07766 511 983

Rhys Price
Knight Frank
rhys.price@knightfrank.com
07974 366 099

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway