Mileway

Riverside Industrial Estate

Pontypridd, CF37 5YR

Warehouse | 2,887 - 9,008 ft^2

- Excellent road links
- LED lighting
- Ample car parking
- Min eaves height 3m
- Roller shutter doors

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 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
EPC is available upon request.

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
1	Warehouse	9,008	Immediately	5,630	E
10	Warehouse	2,887	Immediately	2,410	C
Total		11,895			

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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