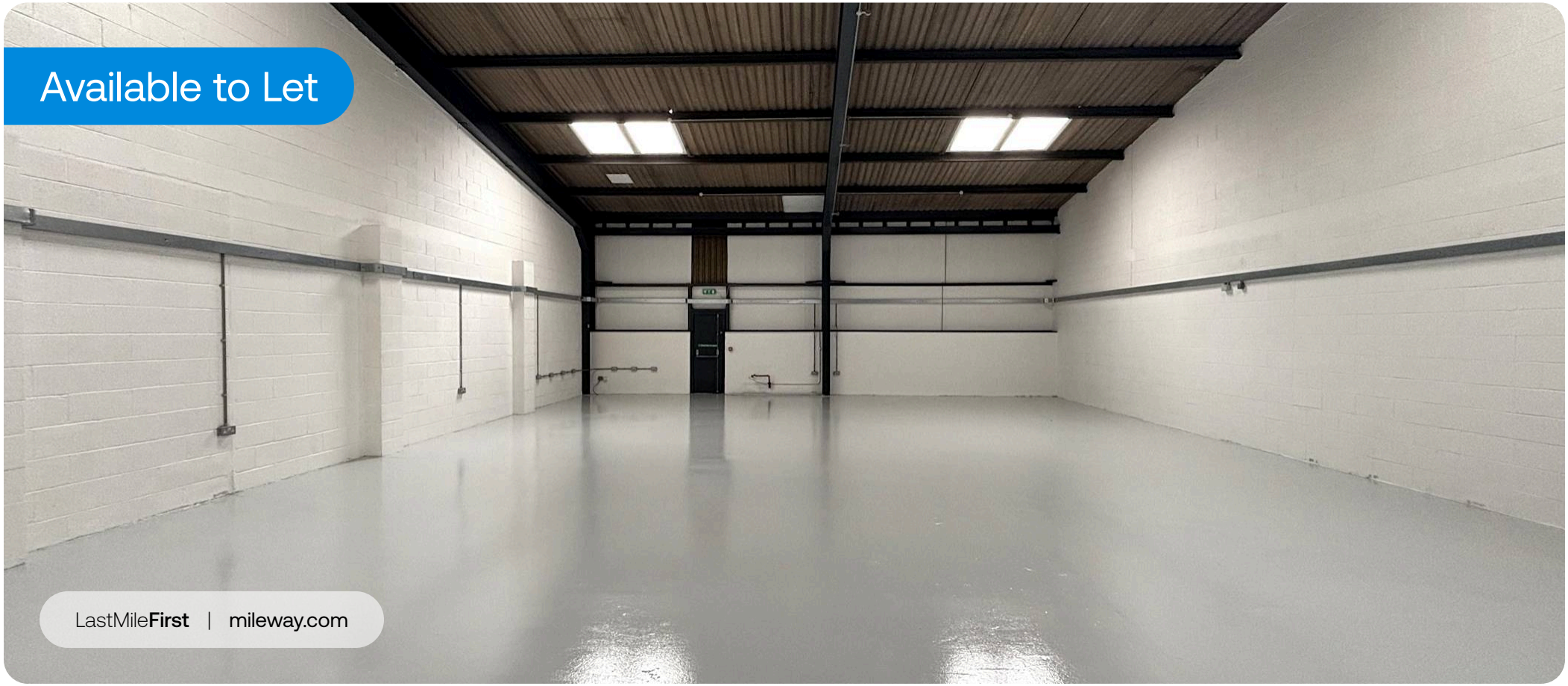
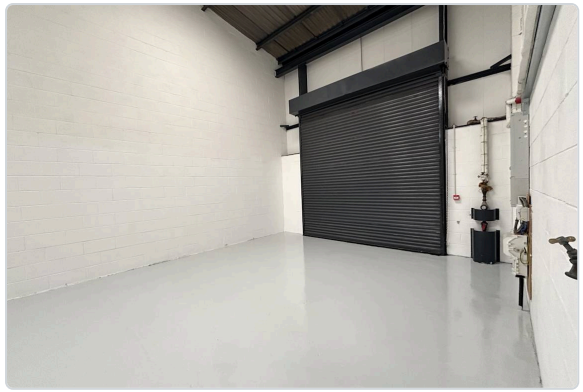
Treforest Industrial Estate

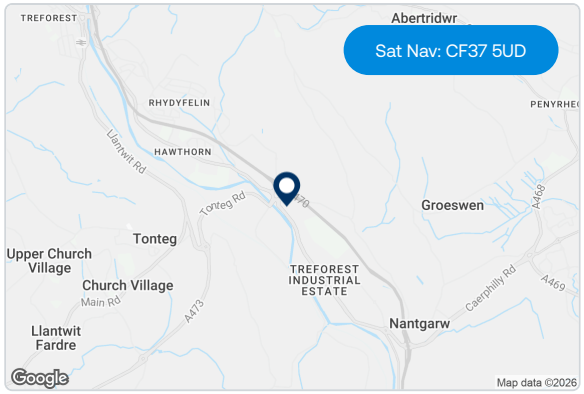
Pontypridd, CF37 5YR

Warehouse | 2,905 ft²

- Prominent trade location
- Min eaves 4m, max eaves 7m
- Two storey office block
- Excellent road links via A470
- Recently refurbished







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.

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.

Book a viewing

Ross Jenkins
Mileway
walesandsouthwest@mileway.com
0292 168 0815

Anthony Jenkins
Jenkins Best
anthony@jenkinsbest.com
07768 233 919

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

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

Kate Maffey
Knight Frank
Kate.Maffey@knightfrank.com
07977 759 501



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
C5.2	Warehouse	2,905	Immediately	2,425
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.

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