Mileway

Treforest Trade Park

Treforest Industrial Estate, CF37 5US

Warehouse | 4,243 - 11,294 ft^2

- Excellent road links via A470
- Prominent trade location
- Three phase power
- Roller shutters
- Yard space

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.

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		

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

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

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