Treforest Industrial Estate - Retail Space

Pontypridd, CF37 5YR

Retail | 1,652 ft²

- M4 Jct 32 - 3 miles
- Excellent rail and cycle links
- Prime commercial location
- W.C. facilities
- Office accommodation
- Kitchen facilities



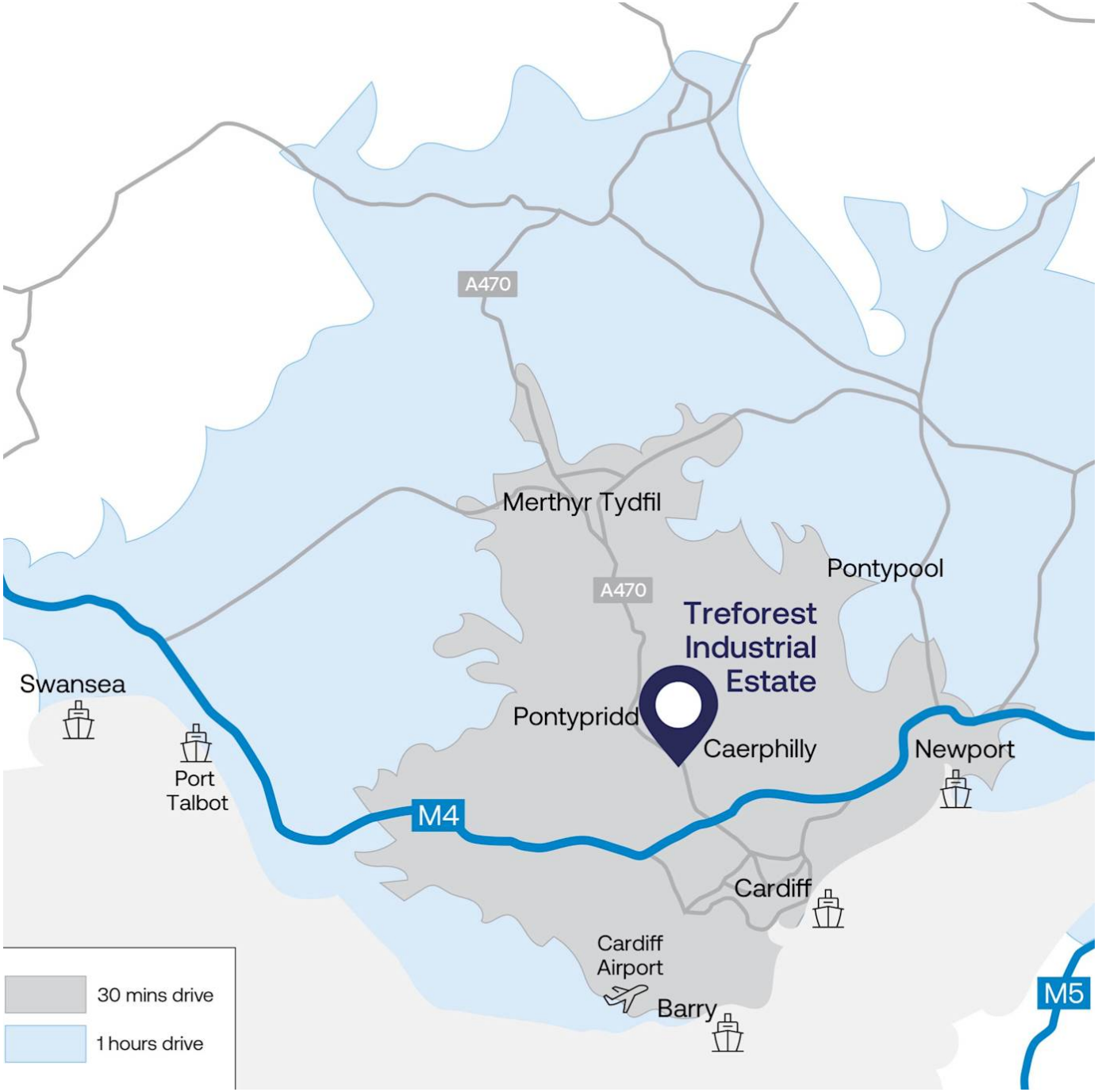
Location & Connections

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 within the retail parade include; Dominos Pizza, The Post Office, Marlo House (Coffee Shop) and The Estate Cafe.









Description

D10.4 comprises a prominent single storey end of terrace retail unit. Accessed via a single pedestrian door, the unit benefits from WC's and a kitchenette to the rear. The frontage and prominence offers scope for signage and a range of uses. Communal car parking available to rear with short term customer spaces to front.

Further information

EPC
Unit D10.4: 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

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
D10.4	Retail	1,652	Coming soon	1,930
Total		1,652		

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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