

Mileway

Treforest Industrial Estate Pontypridd

Available to Let
Warehouse
20,760 - 46,958 sq ft



M4 Jct 32 - 3 miles via A470



Loading doors



Ample parking



7.8 m eaves height



Office accommodation



Secure side yard



Treforest Industrial Estate

Treforest Industrial Estate, Pontypridd CF37 5YR



Description

The units are of steel frame construction with part facing brick elevators and part plastic coated steel sheeting.

The units have a 3 storey office block which has been split to provide various sized rooms. Access to the warehouse is via 2 full height up and over doors, eaves height of 7.8m. Externally, there is car parking directly in front of the unit. Unit G4.3-4 further benefits from secure side yard.

Location

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

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.

Viewing / Further Information

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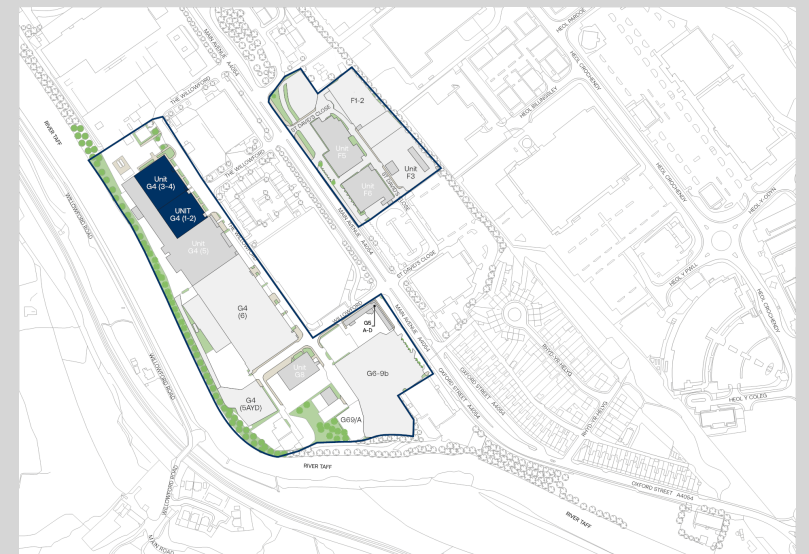
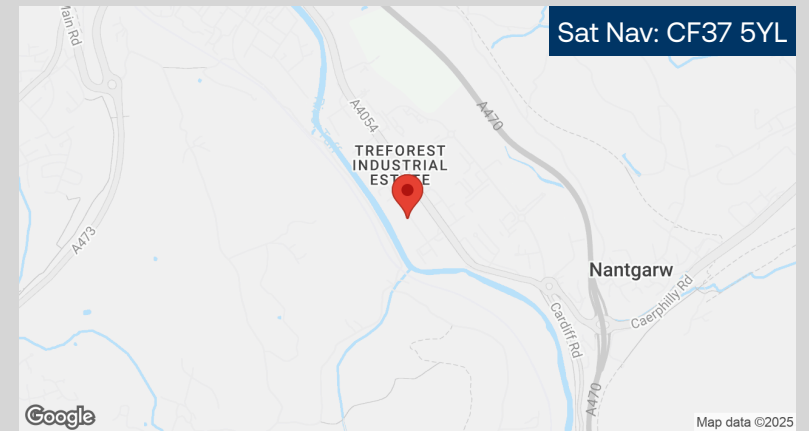
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit G4.1-2	Warehouse	20,760	Immediately	POA
Unit G4.3-4	Warehouse	26,198	Immediately	POA
Unit G4.1-4	Warehouse	46,958	Immediately	POA
Total		93,916		

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