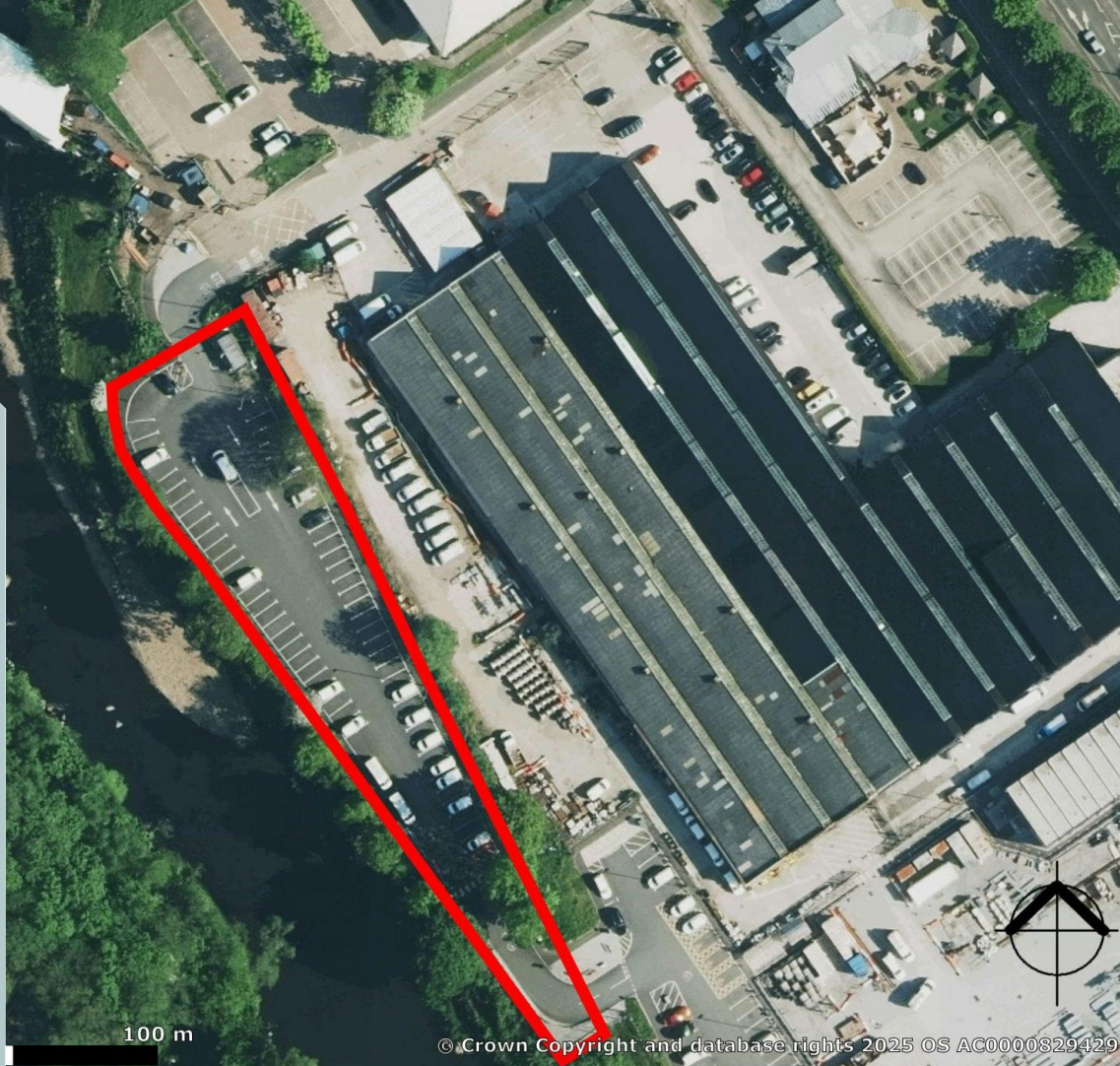


TO LET

**Site E06Y, Treforest
Industrial Estate,
Pontypridd, CF37 5YR**

Secure & gated car park / Open storage site
0.69 Acres (0.28 Hectares)

Your partners in property



100 m



Description

Treforest Industrial Estate is a well-established commercial location with excellent connectivity via the A470. The site is located at the heart of Treforest Industrial Estate, near the estate train station, DWP, University of South Wales, Coleg Y Cymmoed, Parc Nantgarw and Castle Bingo.

- Prime South Wales Commercial location - Located at the heart of Treforest Industrial Estate
- Excellent Road Links - Estate adjacent to A470, 3 miles north of Junction 32 of the M4 Motorway
- Site is near Treforest Estate Train Station, DWP, Coleg Y Cymmoed & Parc Nantgarw
- Approximately 0.69 acres (0.28 hectares)
- 69 Car parking spaces
- Surfaced, fenced, gated and white-lined
- Suitable for a variety of uses (subject to planning)

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, where intercity connections are available. The Estate has a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Dept for Works and Pension, Castle Bingo, NHS, Greggs and University of Wales.

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Lease Terms

New Lease Term of years to be agreed

Rent

Rent on application

Estate Service Charge

£2,981 per annum Budget year end Dec 2025

Rate Payable

Rates Payable: To be assessed

Legal Costs

Each party to bear their own costs.

EPC

EPC exempt - No building present

VAT

VAT is applicable on all costs.





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