



TO LET

**Unit B31, Treforest
Industrial Estate,
Pontypridd, CF37 5YR**

Trade / Unit To Let
1,063 sq ft

Your partners in property



Description

- Mid-Terrace Light Industrial / Trade Unit
- 1 No. Level Loading Door 2.5m high x 2.5m wide
- Min eaves height 3m, max eaves height 4m
- New kitchenette
- Single W.C
- Forecourt loading and parking

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 of Works and Pension, Castle Bingo, NHS, Greggs and University of Wales.

Accommodation

The property has a Gross Internal Area of 1,063 sq ft (98.75 sq m).



Terms

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

£12,760 per annum plus VAT.

Estate Service Charge

£220 per annum plus VAT for budget year ending Dec 2025.

Rate Payable

£4,833.20 per annum (based on 2023 valuation).

Rateable Value

£8,600

Building Insurance

£303.41 per annum plus VAT for budget year ending June 2026.

EPC

A copy of the certificate is available upon request.

VAT

VAT is applicable on all costs.



Promap
LANDMARK INFORMATION

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