

Your partners in property



# TO LET

Unit 1 Riverside, Treforest, CF37 5TG  
9,008 sq ft (836.87 sq m)



## 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.

## Description.

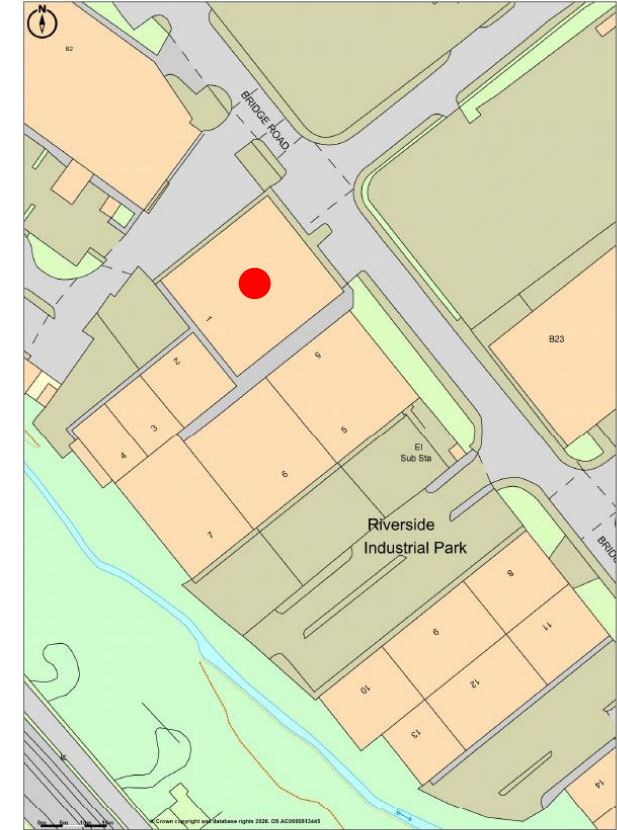
Detached Industrial / Trade unit of steel portal frame construction. Briefly the unit comprises:

- 2 no. roller shutter door (3.58m x 3m)
- Min eaves height 3.7m
- Offices, Kitchenette and WC facilities
- 19 dedicated car parking spaces
- EV charging points
- Unit to be refurbished

The property is available Q3 2026.

## Accommodation.

The property has a Gross Internal Area of 9,008 sq ft (836.87 sq m).



## Rent.

£67,650 per annum.

## Terms.

Unit 1 Riverside is available on a New Full Repairing and Insuring Lease for a term to be agreed.

## Legal Costs.

Each party to bear their own legal costs.

## Business rates.

Rateable Value: £67,000

Rates Payable: £38,056 per annum Based on 2026 Valuation.

## Service Charge.

£1,792.68 per annum Budget Year End Dec 2026.

## Insurance.

The Landlord insures the estate and this is recharged to the tenant. The current annual building insurance premium for the unit is £3,332 per annum, exclusive.

## EPC.

D (93).

## VAT.

VAT is applicable on all costs.





To arrange a viewing or for further information, please contact Knight Frank or joint agents Jenkins Best (029 2034 0033):

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