



TO LET

Unit TP2, Treforest Trade Park,
Pontypridd, **CF37 5US**

Modern Trade Counter / Warehouse with Yard

- Prime Trade Location fronting Main Avenue
- Excellent Road/Transport Links & close proximity to Train Station
- Gross Internal Area: 4,243 sq ft (394.19 sq m)
- Electric Up and Over door 3.5m high x 3.0m wide
- Min eaves height 3.93, max eaves height 5.96m
- Ground floor office content, WC & Kitchen
- 0.118 acre external yard
- 7 Car Parking spaces



Size

4,243 sq ft (394.19 sq m)

Rent

£53,040 per annum payable monthly
in advance

Location

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.

Treforest Trade Park fronts Main Avenue and includes occupiers such as ATS Euromaster, Johnstone's and Screwfix.

Connectivity

Road

A470	1 mile
M4 J32	3 miles



Train Stations

Treforest Estate	0.4 miles
Cardiff Central	10 miles



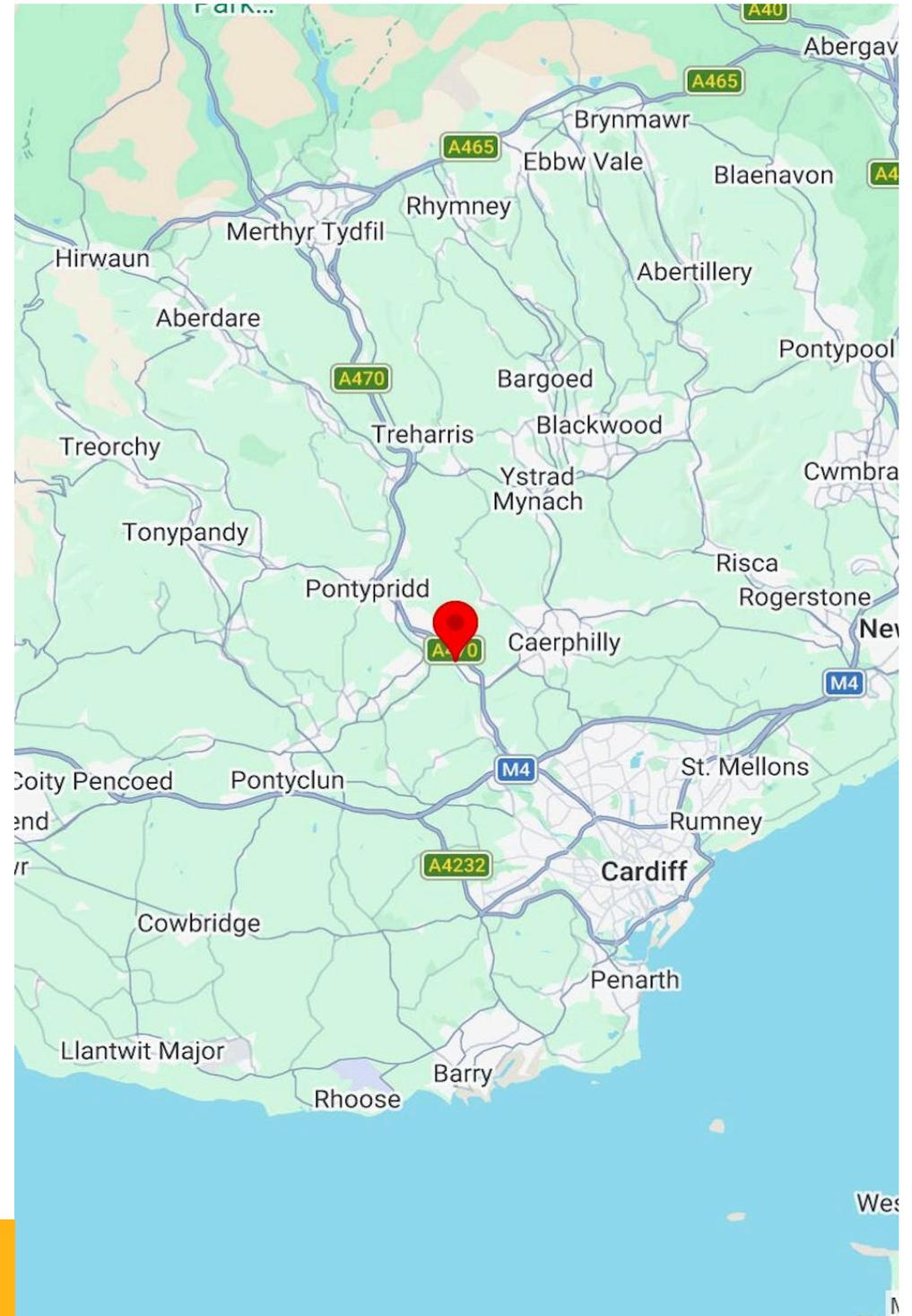
Airports

Cardiff Airport	12 miles
Bristol Airport	51 miles



Water

Port of Cardiff	9 miles
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Description

End of Terrace Prime Trade/Warehouse Unit To Let

- Unit TP.2 measures 4,243 sq ft
- Electric roller door
- LED lighting
- All mains services including gas
- 3 phase electricity
- Kitchen, WC and offices
- 7 Car parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
TP2	4,243	394
TOTAL	4,243	394

Specification



EPC: C (56)



Loading Doors
(Surface level): 2



Minimum clear internal
height (m): 3.93



Maximum clear
internal height (m):
5.96



EV Charging Points



Car Parking



Lighting Type: LED



Kitchen





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Location and Amenities





Terms

Unit TP2 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£53,040 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £33,000

Rates Payable: £18,744 per annum Based on 2026 Valuation

Service charge

£1,153.37 per annum Budget Year End Dec 2026

Insurance

£1,542 per sq ft Approximate Premium for Year Ending Dec 2025

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable

EPC

C (56)

VAT

Applicable

Availability

Available Q2 2026

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.