



**TO LET**

Unit TP1, Treforest Trade Park,  
Pontypridd, **CF37 5US**

# Modern Trade Counter / Warehouse with Dedicated Yard - Available June 2026

- Prime Trade Location fronting Main Avenue
- Excellent Road/Transport Links & close proximity to Train Station
- Gross Internal Area: 7,051 sq ft
- 5 x shutter doors
- Min eaves height 5.9m max eaves height 6.7m
- Ground floor office content, WC & Kitchen
- 0.22 acre external yard
- Car Parking spaces



## Size

7,051 sq ft (655.06 sq m)

## Rent

£84,615 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



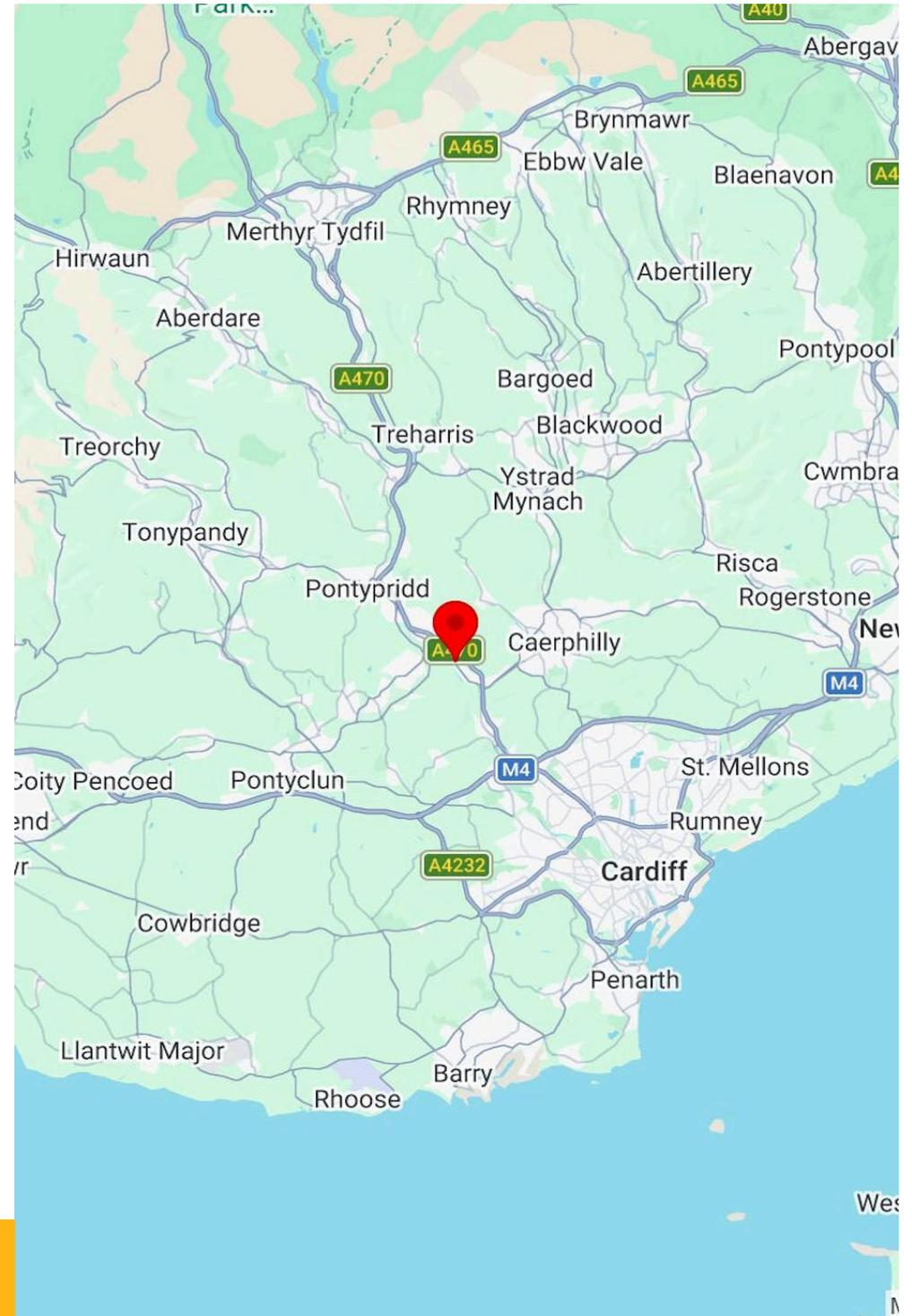
### Airports

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 TP1 measures 7,051 sq ft
- 0.22 acre yard
- 5 x shutter doors (2No. 4.96m x4.93m and 3No. 4.94m x3.47m)
- LED lighting
- All mains services including gas
- 3 phase electricity
- Kitchen, WC and office
- Car Parking

# Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
TP1	7,051	655
<b>TOTAL</b>	<b>7,051</b>	<b>655</b>

# Specification



EPC: C (66)



Minimum clear internal height (m): 5.9



Car Parking



Kitchen



Loading Doors (Surface level): 5



Maximum clear internal height (m): 6.7



Lighting Type: LED



Secure yard



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Location and Amenities





## Terms

Unit TP1 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

## Rent

£84,615 per annum payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £53,500

Rates Payable: £30,388 per annum Based on 2026 Valuation

## Service charge

£1,917 per annum Budget Year End Dec 2026

## Insurance

£2,523 per sq ft Approximate Premium for Year Ending June 2026

## 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 (66)

## VAT

Applicable

## Availability

Available Q2 2026

## Contact

**Henry Best**

07738 960012

henry@jenkinsbest.com

**Craig Jones**

07867 393494

craig@jenkinsbest.com

**Tom Rees**

07557 161491

tom@jenkinsbest.com

**Amelia Nicholas**

07703 975 677

amelia@jenkinsbest.com

## Joint Agents

**Neil Francis**

+44 29 2044 0147

7 Ty-Nant Court, Morganstown,  
Cardiff, CF15 8LW, UK

029 2034 0033

jenkinsbest.com



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### Anti-Money Laundering (AML) Compliance Statement

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