



TO LET

Unit F6, Main Avenue,
Pontypridd, **CF37 5UR**

Prominent Warehouse Unit To Let on Main Avenue, Treforest Industrial Estate

- Excellent road links via nearby A470 to J.32 M4 and Cardiff
- Detached Light Industrial / Trade / Warehouse Unit
- Gross Internal Area 17,086 sq ft
- 3 no. Up and over roller doors
- Offices and WCs
- EPC available upon request



Size

22,035 sq ft (2,047.12 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.

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.

Connectivity

Road

A470	1 mile
M4 (jct 32)	3 miles



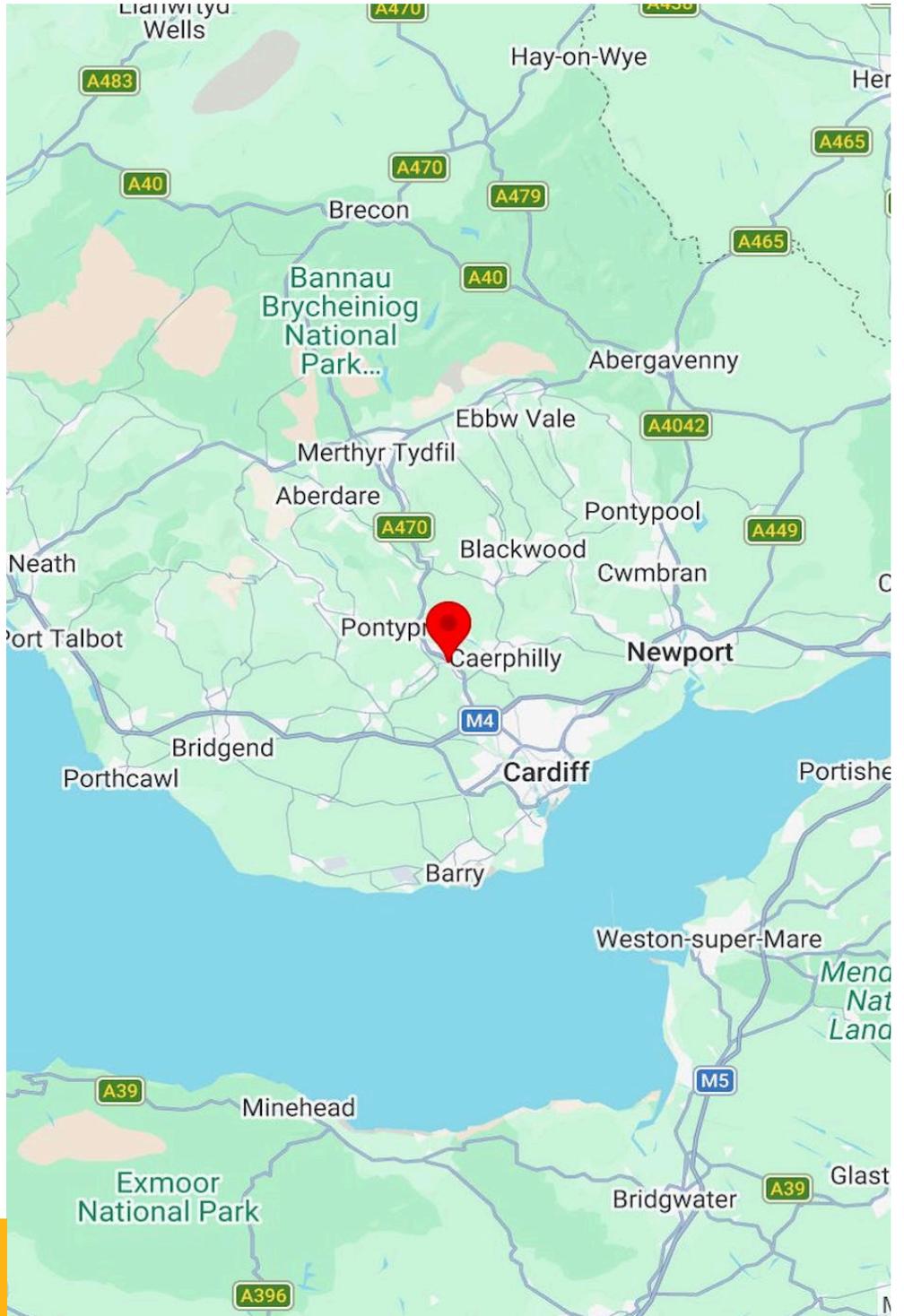
Train Stations

Treforest Estate	0.4 miles
Cardiff Central	10 miles



Water

Port of Cardiff	9 miles
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Description

Detached Industrial/ trade unit on Main Avenue, Treforest Industrial Estate

- Unit F6 measures 17,086 sq ft
- 3 no. roller shutter door
- Offices & WCs
- EPC available upon request

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
F6	17,086	1,587
F6 Offices	4,949	460
TOTAL	22,035	2,047

Specification



EPC:



Lighting Type: LED



Car Parking



Loading Doors
(Surface level): 3

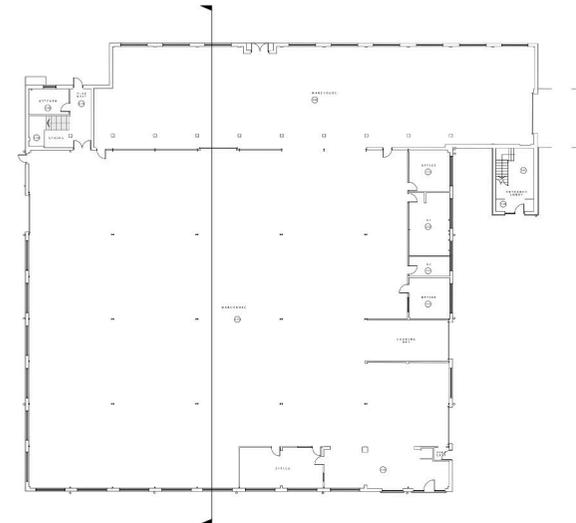


EV Charging Points



Kitchen

1:100@A1



Title: Description		Date: 01/09/2024	
		The Property is shown as existing unless otherwise stated. The information is for general guidance only and should not be relied upon for any specific purpose without obtaining professional advice.	
Drawn: JLL Checked: JLL Project: Treforest Industrial Estate	Scale: 1:100 @ A1 Date: 01/09/2024 EPC: []	Electrical: [] Structure: [] Services: []	No. of Pages: [] Date of Issue: [] Revision: [] Drawn: [] Checked: [] Project: []

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Sat Nav. CF37 5UR



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what3words

Viewings

Viewings available Via Jenkins Best or our joint agents Knight Frank

Terms

Unit F6 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: Based on 2026 Valuation

Service charge

£4,930 per annum Budget Year End Dec 2026

Insurance

£5,108.54 per annum Insurance 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

VAT

Applicable

Availability

Available Q2 2026

Contact

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Best**
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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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.