



Unit C5.2, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UD

Prominent Trade/Industrial Unit

Summary

Tenure	To Let
Available Size	2,905 sq ft / 269.88 sq m
Rent	£31,955 per annum payable quarterly in advance
Service Charge	£510 per annum Budget Year End Dec 2025
Rates Payable	£10,508 per annum Based on 2023 Valuation
Rateable Value	£18,500

Key Points

- Prime Prominent Trade Location accessed off Main Avenue
- Min eaves height 3.7m, max eaves height 6m
- Opposite Screwfix and next to Toolstation
- Internal two storey office block with ground floor W.C's
- Excellent road links via nearby A470 to J.32 M4 and Cardiff
- Forecourt loading / parking with additional parking to rear

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VAT	Applicable
Legal Fees	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
Estate Charge	£1,096.16 per annum Insurance Premium for Year Ending June 2026
EPC Rating	D (86)

Description

Prime Prominent Trade / Warehouse Unit To Let - Available Q3 2025

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.

Nearby occupiers include Screwfix and Toolstation

Specification

- Steel portal frame construction
- Profiled steel sheet cladding with part brickwork (front elevation)
- Pitched roof incorporating translucent light panels
- Clear open warehouse / production space
- Internal two storey office block with W.C's on the ground floor
- Roller shutter door 3.5 m wide by 3.5m high
- LED lighting
- All mains services available including 3 phase electricity
- Forecourt loading / car parking with additional car parking to rear

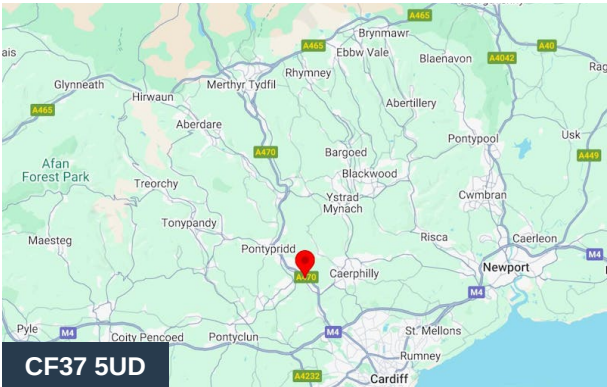
Terms

Unit C5.2 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Video

- Treforest
- Ind
- Estate
- Interactive
- Map
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https://www.360imagery.co.uk/virtualtour/logistics_warehouse/mileway/wales/gbtref01.html



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