



FORMER NURSERY PREMISES

## D16, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR

### Mixed Use Business Unit To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,397 sq ft / 222.69 sq m
<b>Rent</b>	£23,970 per annum payable quarterly in advance
<b>Service Charge</b>	£425 per annum Budget Year End Dec 2025
<b>Rates Payable</b>	£4,271.20 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£7,600

#### Key Points

- Prime Commercial Location - Treforest Industrial Estate
- Detached Unit with with 2x external play / storage area's
- Ground Floor and First Floor Accomodation
- Excellent road communications - adjacent to A470 . Junction 32 of M4 Motorway 3 miles to the south.
- Previously used as a Nursery
- Generous car parking provision

# D16, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR

## Summary

Available Size	2,397 sq ft
Rent	£23,970 per annum payable quarterly in advance
Rates Payable	£4,271.20 per annum Based on 2023 Valuation
Rateable Value	£7,600
Service Charge	£425 per annum Budget Year End Dec 2025
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	£796.16 per annum Premium for Year Ending Dec 2025
EPC Rating	C (68)

## Description

D16 is located within a Prime South Wales mixed-use Commercial Area - Treforest Industrial Estate. The Unit is located off Main Avenue within the Estate's Retail Area.

## Location

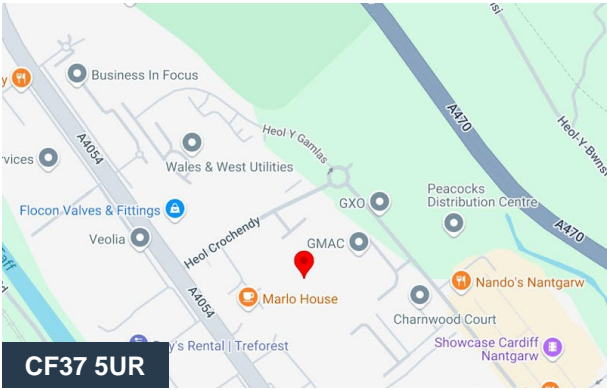
Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, Junction 32 of the M4 Motorway lies approximately 3 miles to the south. Treforest Industrial Estate benefits from a dedicated train station, with a 20 minute journey time to Cardiff City Centre. Occupiers in the locality include Further Education College - Coleg y Cymoedd, Capita, Veolia, Volvo, Castle Bingo and Dept of Work and Pensions.

## Specification


D16 comprises a prominent two storey detached unit.  
Access via single pedestrian door  
The unit benefits from WC's and a kitchen to the rear.  
Gross Internal Area 2,397 sq ft (222.7 sq m)  
2x External areas  
All mains services connected including Gas Central Heating  
Communal car parking available - short term / customer spaces to front.


## Terms


D16 is available by way of a New Full Repairing & Insuring Lease for a Term Years to be Agreed.



## Viewing & Further Information

 **Craig Jones**  
07867 393494  
craig@jenkinsbest.com

 **Anthony Jenkins**  
07768 233919  
anthony@jenkinsbest.com

 **Henry Best**  
07738 960012  
henry@jenkinsbest.com

**Mr Rhys Williams (Emanuel Jones)**  
02920820440 | 07879339280

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/01/2025