



## D11 3-4, Main Avenue, Treforest Industrial Estate, Pontypridd, CF37 5UR

### Retail Unit To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,587 sq ft / 147.44 sq m
<b>Rent</b>	£25,250 per annum payable quarterly in advance
<b>Service Charge</b>	£280 per annum Budget Year End Dec 2025
<b>Rates Payable</b>	£0.56 per annum Based on 2023 Valuation
<b>Rateable Value</b>	£10,000

#### Key Points

- Prime Commercial Location - Treforest Industrial Estate
- Close proximity to Treforest Rail Station
- Good car parking provision - front and rear of Unit
- Excellent road communications - adjacent to A470 . Junction 32 of M4 Motorway 3 miles to the south.
- Frontage / Prominence to Main Avenue
- Mid Terrace Unit with Double Frontage

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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	Approximate Premium for Year Ending Dec 2024
EPC Rating	E (110)

## Description

D11 3-4 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

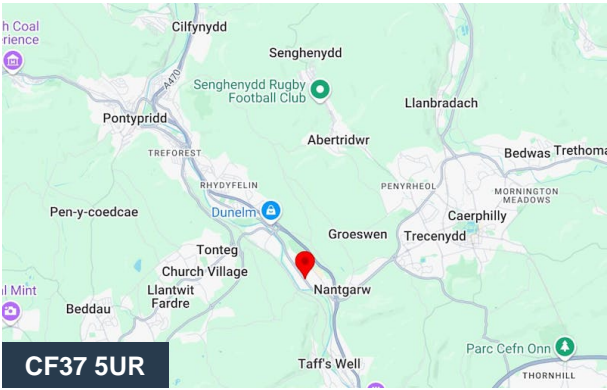
D11 3-4, Main Avenue, Treforest Industrial Estate, Rhondda Cynon Taff, CF37 5UR - Treforest Industrial Estate is strategically located adjacent to the A470 Cardiff to Merthyr Tydfil dual carriageway, Junction 32 of the M4 Motorway lies approximately 3 miles to the south. Treforest Industrial Estate benefits 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

D11.3-4 comprises a prominent single storey mid-terrace unit.  
The unit benefits from WC's and kitchen to the rear.  
The double frontage and prominence offers scope for signage and a range of uses.  
Gross Internal Area1,587 sq ft (147.43 sq m)  
Communal car parking available to rear - short term / customer spaces to front.

## Terms

D11 3-4 is available by way of a New Full Repairing & Insuring Lease for a Term Years to be Agreed.



## Viewing & Further Information



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