



TO LET

Unit D10.4, Main Avenue,
Pontypridd, **CF37 5UR**

DRAFT - Retail Unit To Let

- Coming Soon - Q3 2026
- Prime Commercial Location - Treforest Industrial Estate
- Excellent road communications - adjacent to A470 . Junction 32 of M4 Motorway 3 miles to the south.
- Close proximity to Treforest Rail Station
- Frontage / Prominence to Main Avenue
- Generous car parking provision - front and rear of Unit



Size

1,652 sq ft (153.48 sq m)

Rent

£23,125 per annum Payable monthly
in advance

Location

Treforest Industrial Estate sits in a prime location, 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, Yodel, Castle Bingo, Dept of Work and Pensions, Greggs and University of South Wales.

Nearby occupiers within the retail parade include; Dominos Pizza, The Post Office, Marlo House (Coffee Shop) and The Estate Cafe.

Connectivity

Road

A470	0.5 miles
M4 J.32	3 miles



Train Stations

Treforest Estate	0.5 miles
Cardiff Central	20 miles



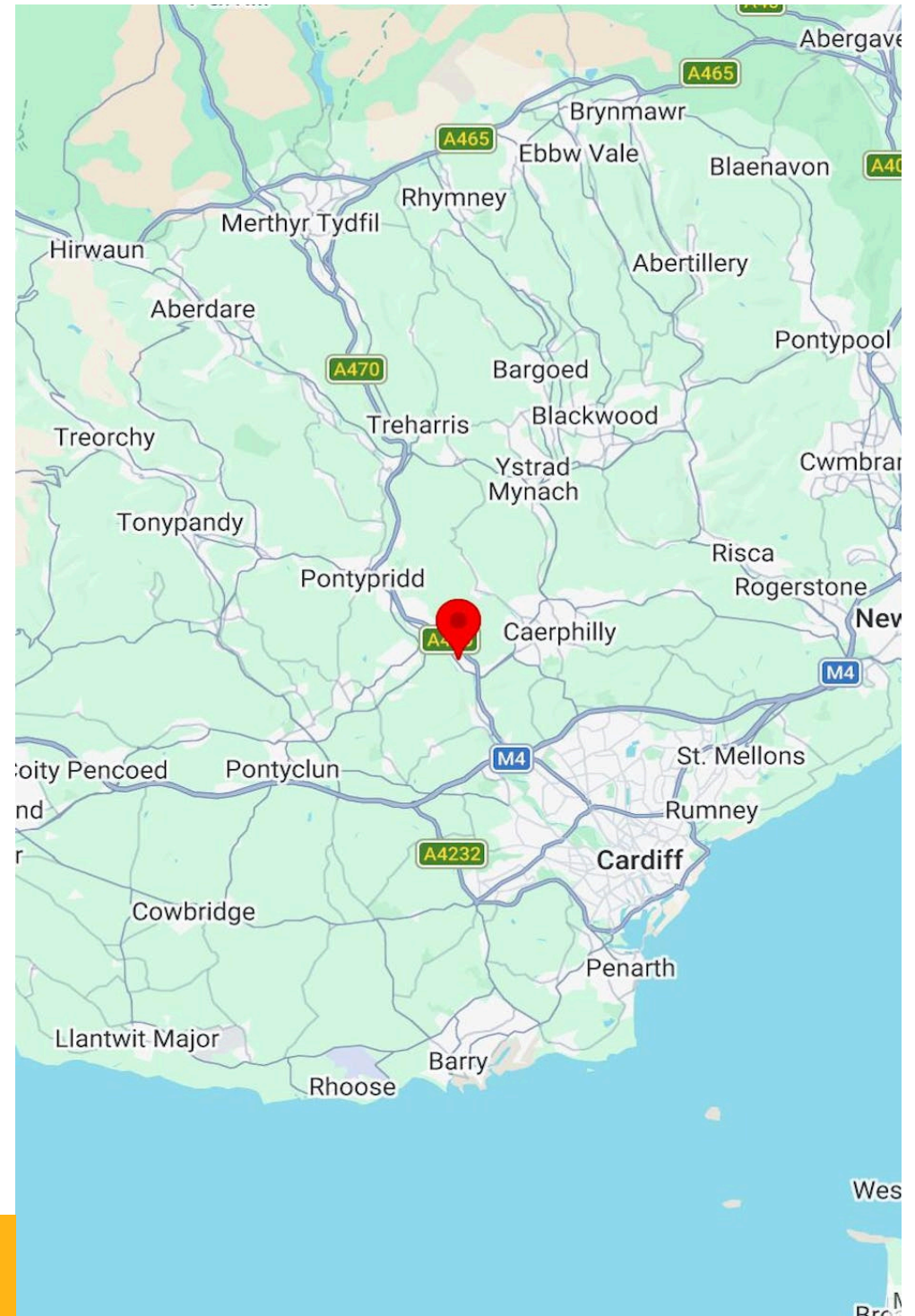
Airports

Cardiff Airport	17 miles
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Water

Port of Cardiff	18 miles
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Description

Prominent retail unit 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.

- Prominent single storey mid-terrace retail 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.
- Unit dimensions - 10.4m x 14.93m
- Communal car parking available to rear - short term / customer spaces to front.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
D10.4	1,652	153
TOTAL	1,652	153

Specification



EPC: D (87)



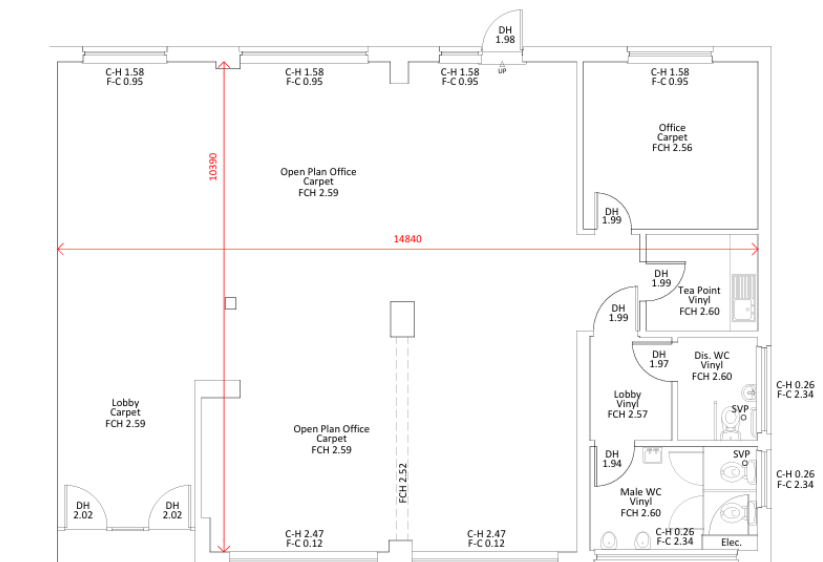
Car Parking



Lighting Type: LED



Kitchen



PROPOSED GROUND FLOOR PLAN

UNIT D10.4, TREFOREST INDUSTRIAL ESTATE, CF37 SUR

Unit D10.4, Main Avenue,
Pontypridd, **CF37 5UR**



Sat Nav. CF37 5UR



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what3words

Terms

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

Rent

£23,125 per annum Payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £21,000

Rates Payable: £11,928 per annum Based on 2026 Valuation

Service charge

£645.24 per annum Budget Year End Dec 2026

Insurance

£388.29 per annum Approximate Premium for Year Ending Jun 26

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

D (87)

VAT

Applicable

Availability

Available Q2 2026

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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.