

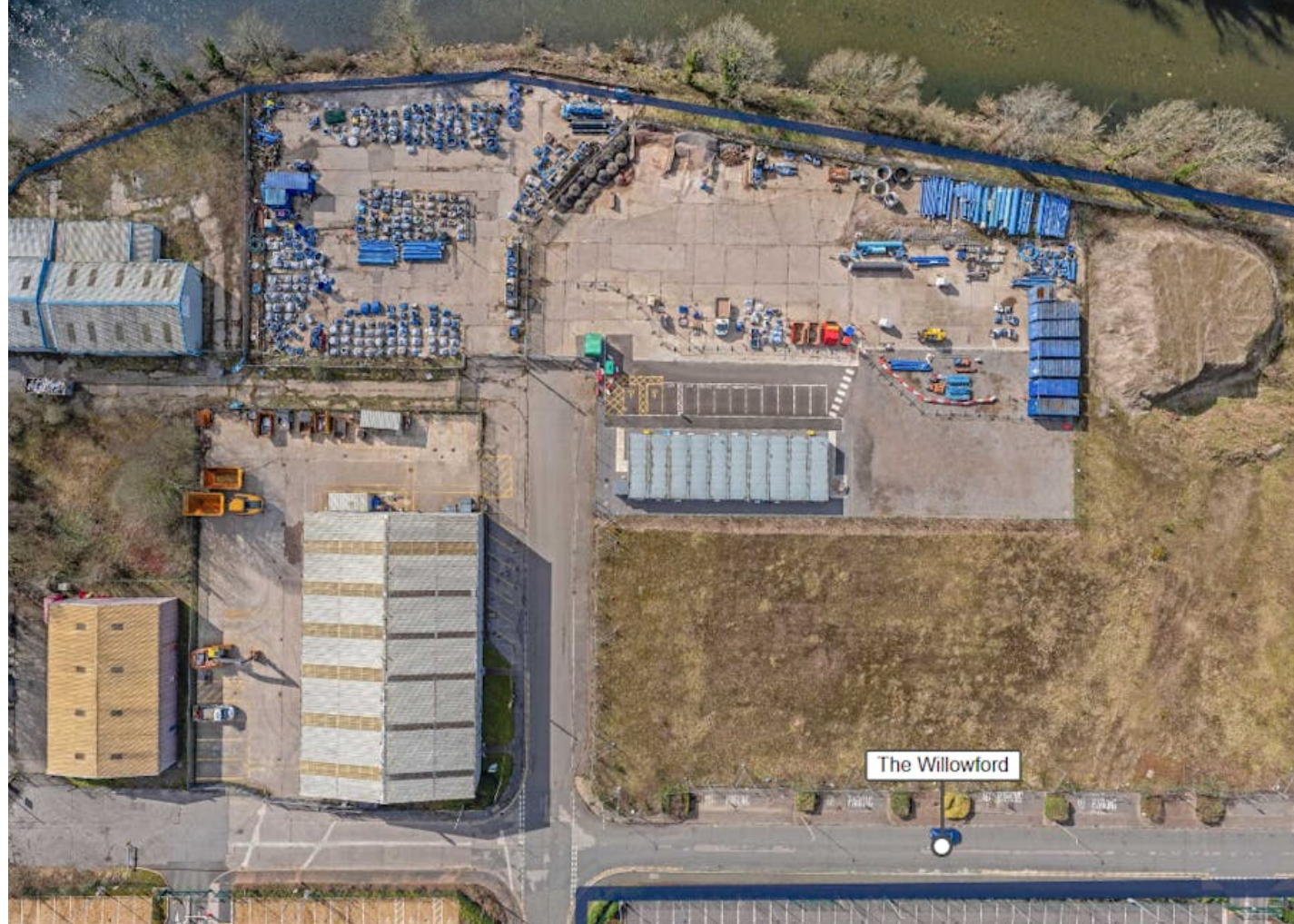


TO LET

Site G4.6B, Treforest Industrial Estate,
Pontypridd, **CF37 5UR**

UNDER OFFER - OPEN STORAGE SITE IN STRATEGIC LOCATION

- 0.52 acres
- Electricity & water connections
- Secure, fenced and gated site
- Prime South Wales Commercial location - Located at the Southern End of Treforest Industrial Estate
- Excellent Road Links - Estate adjacent to A470, 3 miles north of Junction 32 of the M4 Motorway
- Site is in close proximity to the new Department of Works, Pension offices and Castle Bingo



Size

0.52 Acres (0.21 Hectares)

Rent

£35,000 per annum

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, where intercity connections are available.

The Estate has a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Dept of Works and Pension, Castle Bingo, NHS, Greggs and University of South Wales.

Connectivity

Road

A470	1 mile
M4 J32	3 miles



Train Stations

Treforest Estate	0.4 miles
Cardiff Central	10 miles



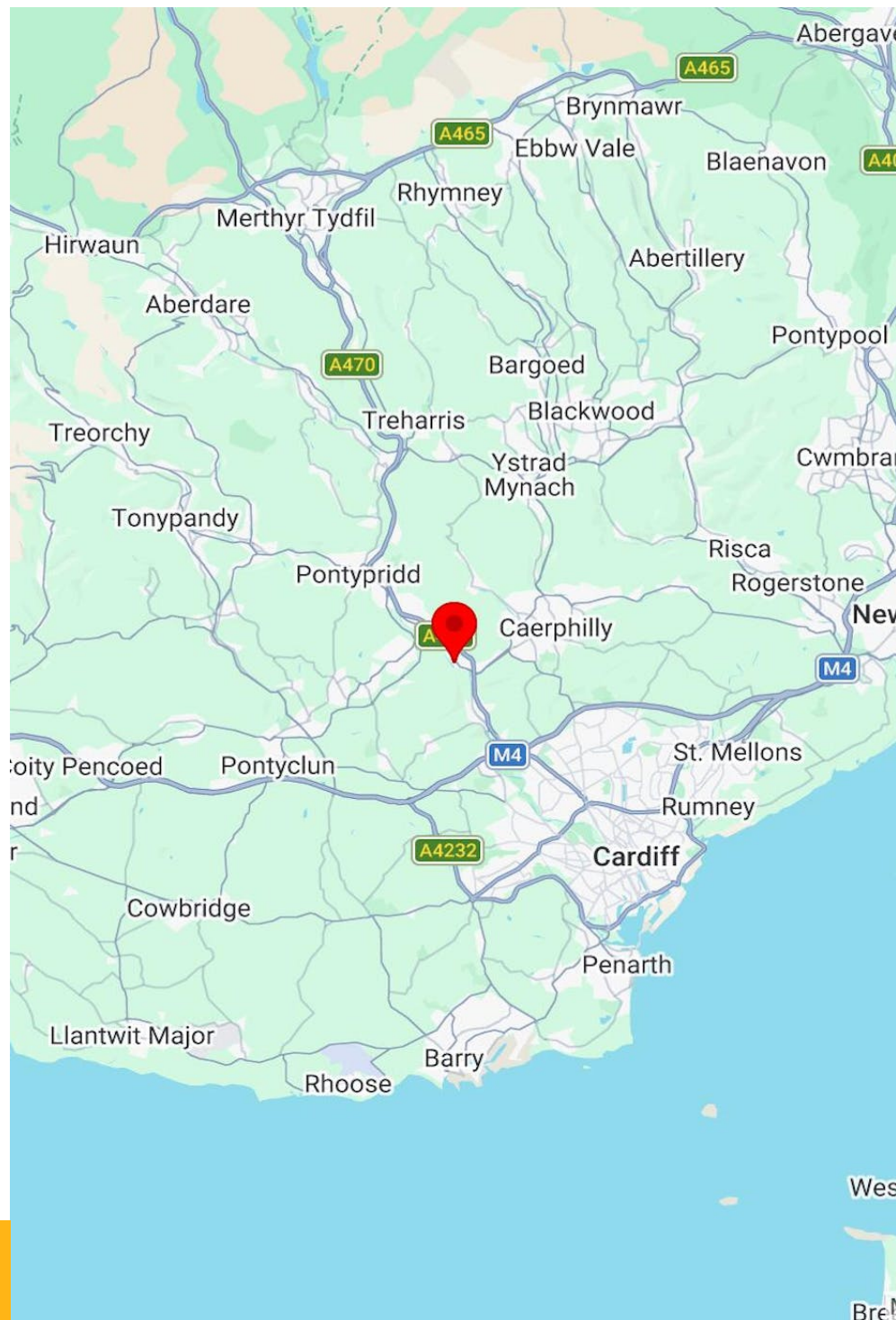
Airports

Cardiff Airport	12 miles
Bristol Airport	51 miles



Water

Port of Cardiff	9 miles
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Description

Treforest Industrial Estate is a well established commercial location with excellent connectivity via the A470. The site is located at the Southern End of the estate, in close proximity to the Department of Work & Pensions offices and Castle Bingo.

- Well Located Storage Site / Yard
- Secure, fenced & gated site
- Power & water connections
- Concrete surface

Specification



EPC: EPC exempt -
No building present



Car Parking



Secure yard



HGV Parking



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Sat Nav. CF37 5UR



///energy.roof.angle



Terms

New lease for a term of years to be agreed

Rent

£35,000 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be assessed

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

EPC exempt - No building present

VAT

Applicable

Availability

Available Immediately

Contact

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All terms quoted exclusive of VAT unless otherwise stated.

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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.