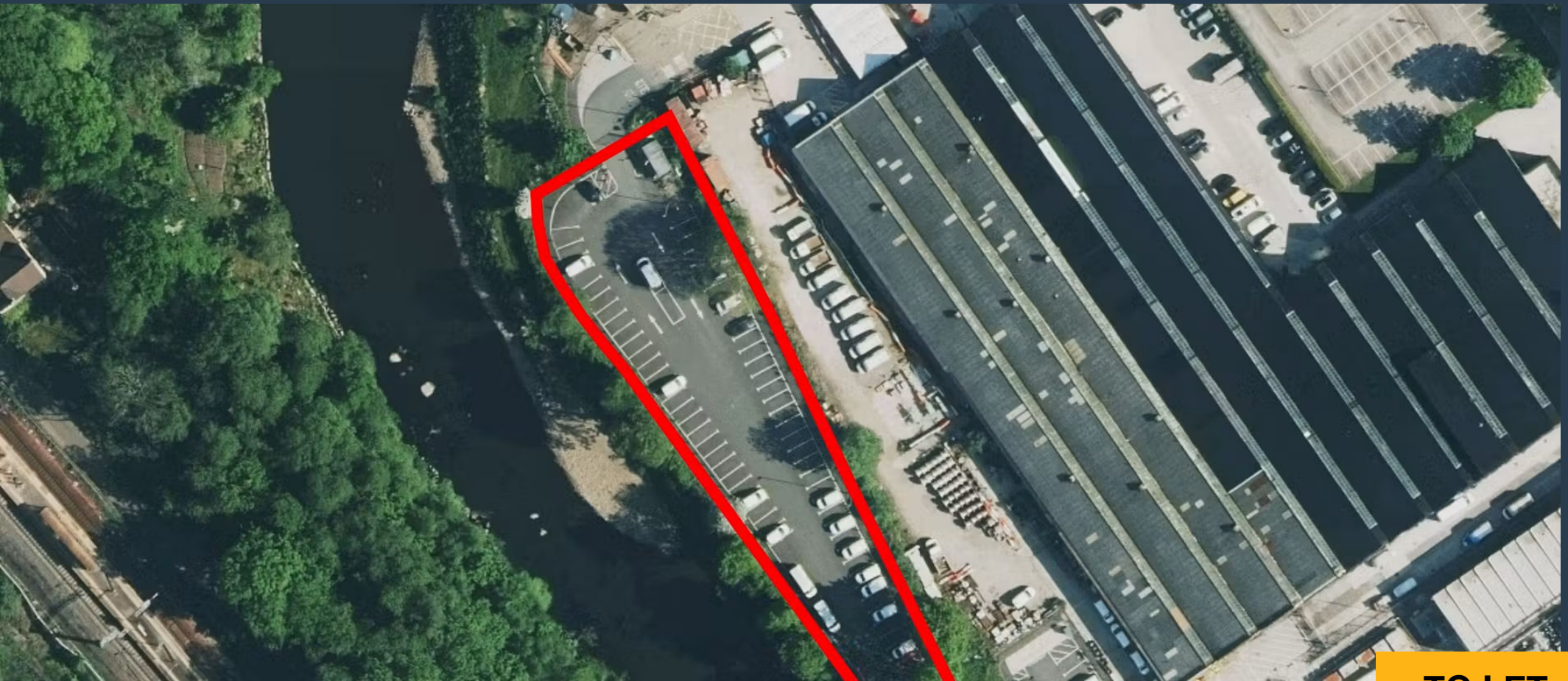




TO LET

Site E06Y, Treforest Industrial Estate,
Pontypridd, **CF37 5YR**

Secure & Gated Car Park/Open Storage Site - 69 car parking spaces

- Prime South Wales Commercial location - Located at the heart 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 Treforest Estate Train Station, DWP, Coleg Y Cymmoed & Parc Nantgarw
- Approximately 0.69 acres (0.28 hectares)
- 69 Car parking spaces
- Surfaced, fenced, gated and white-lined
- Streetlighting connected to new power supply
- Suitable for a variety of uses (subject to planning)



Size

0.69 Acres (0.28 Hectares)

Rent

£41,400 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 Wales.

Connectivity

Road

A470	0.5 miles
M4 J.32	3 miles



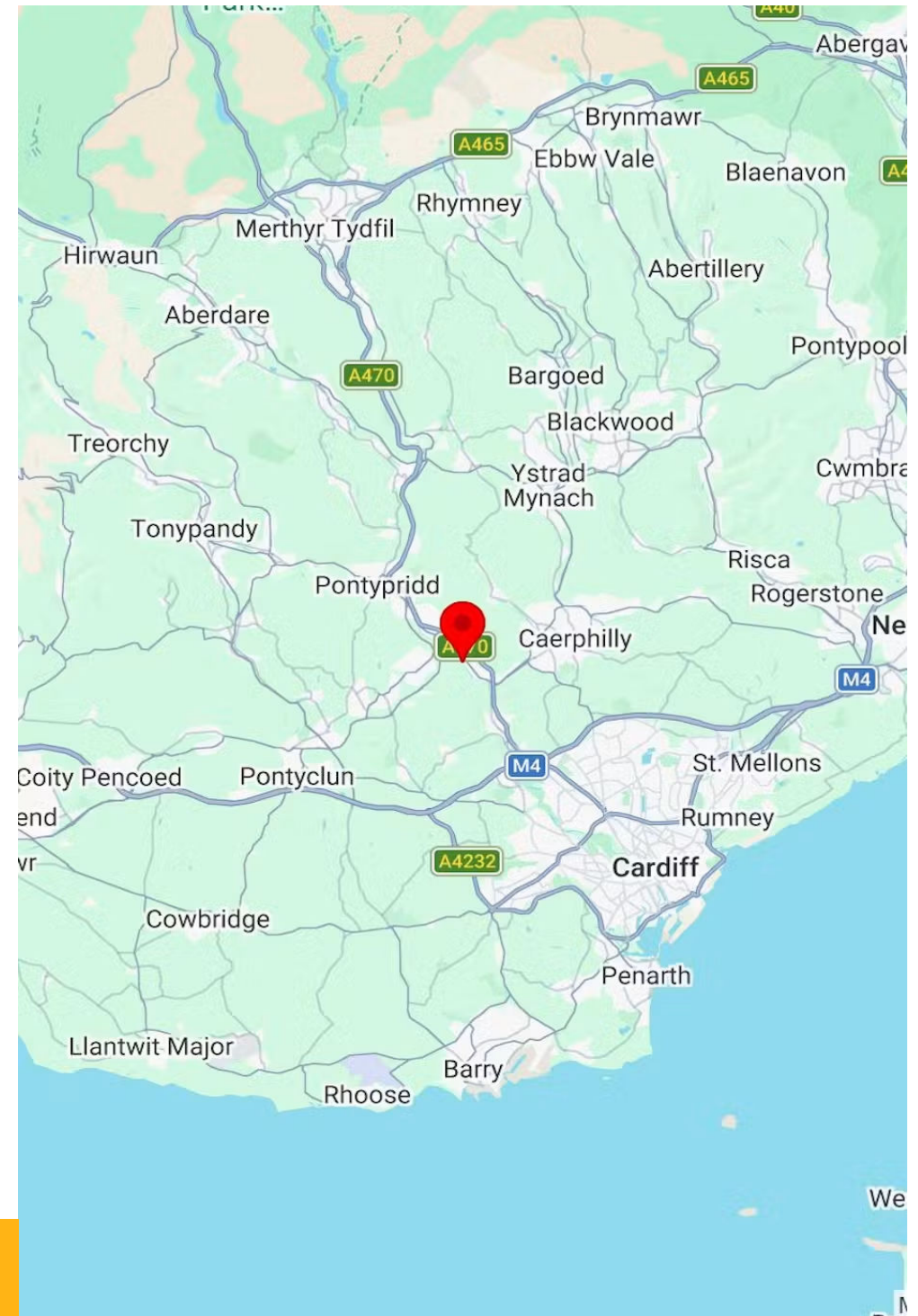
Train Stations

Treforest Estate	0.1 miles
Cardiff Central	20 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 heart of Treforest Industrial Estate, in close proximity to the estate train station, DWP, University of South Wales, Coleg Y Cymmoed, Parc Nantgarw and Castle Bingo.

- Well Located Car Parking/Open Storage Site
- Surfaced
- Fenced & Gated site
- White-lined
- 69 car parking spaces
- Streetlighting connected to new power supply

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
E06Y	30,056	2,792

Specification



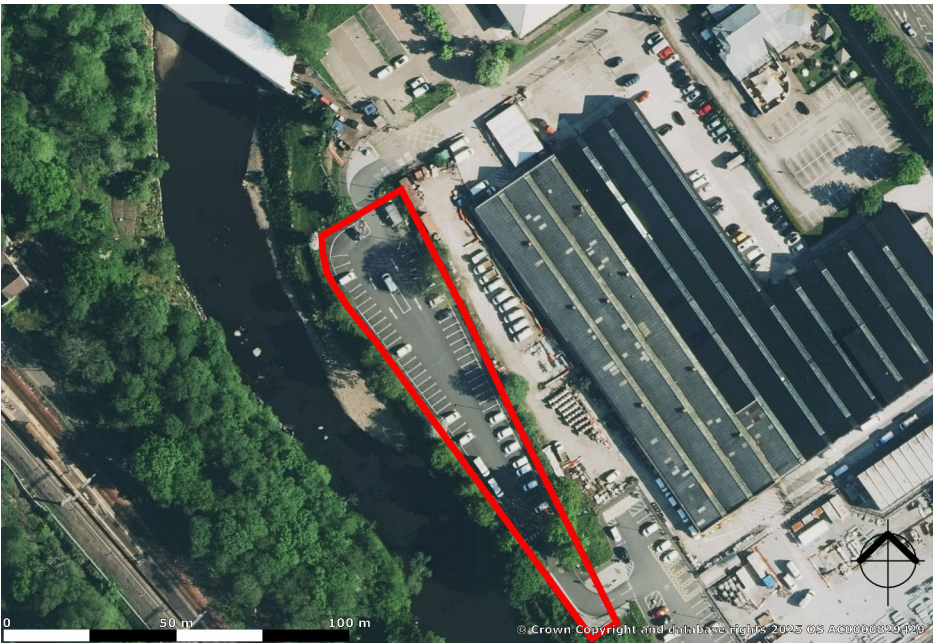
EPC: EPC exempt -
No building present



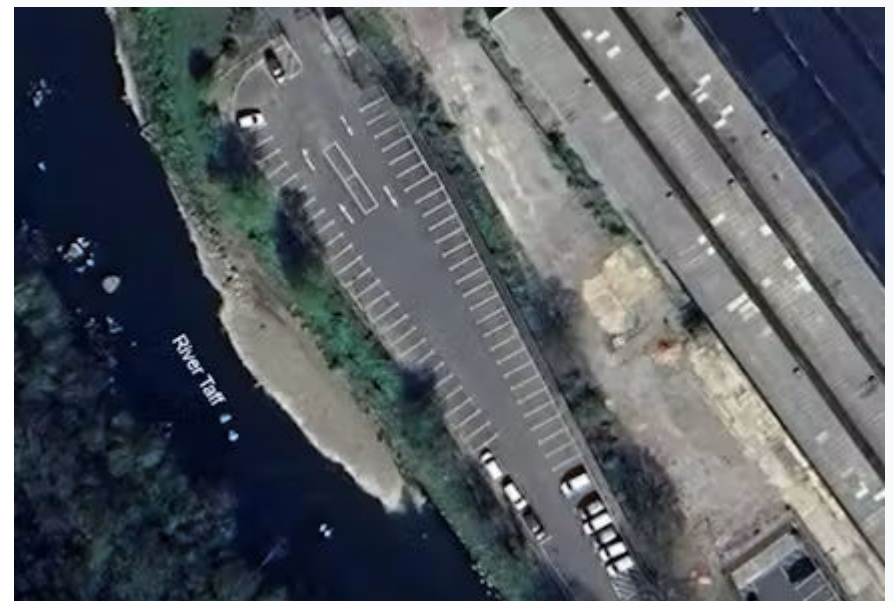
Total parking spaces:
69



Secure yard



Site E06Y, Treforest Industrial Estate,
Pontypridd, **CF37 5YR**



Sat Nav. CF37 5YR



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Terms

Lease to be contracted outside of Landlord & Tenant Act 1954

Rent

£41,400 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rates Payable: To be assessed

Service charge

£2,901 per annum Budget year end Dec 2026

Insurance

n/a

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

Henry Best

07738 960012

henry@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

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Tom Rees

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Joint Agents

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Cardiff, CF15 8LW, UK

029 2034 0033

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Best**
jenkinsbest.com



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.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.