



TO LET

Unit TP1, Treforest Trade Park,
Pontypridd, **CF37 5US**

Modern Trade Counter / Warehouse with Dedicated Yard - Available June 2026

- Prime Trade Location fronting Main Avenue
- Excellent Road/Transport Links & close proximity to Train Station
- Gross Internal Area: 7,051 sq ft
- 5 x shutter doors
- Min eaves height 5.9m max eaves height 6.7m
- Ground floor office content, WC & Kitchen
- 0.22 acre external yard
- Car Parking spaces



Size

7,051 sq ft (655.06 sq m)

Rent

£84,615 per annum payable monthly in advance

Location

Treforest Industrial Estate is a prime location and 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.

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, Volvo, Castle Bingo, Dept of Work and Pensions, Greggs and University of Wales.

Treforest Trade Park fronts Main Avenue and includes occupiers such as ATS Euromaster, Johnstone's and Screwfix.

Connectivity

Road

A470	1 mile
M4 J32	3 miles



Train Stations

Treforest Estate	0.4 miles
Cardiff Central	10 miles



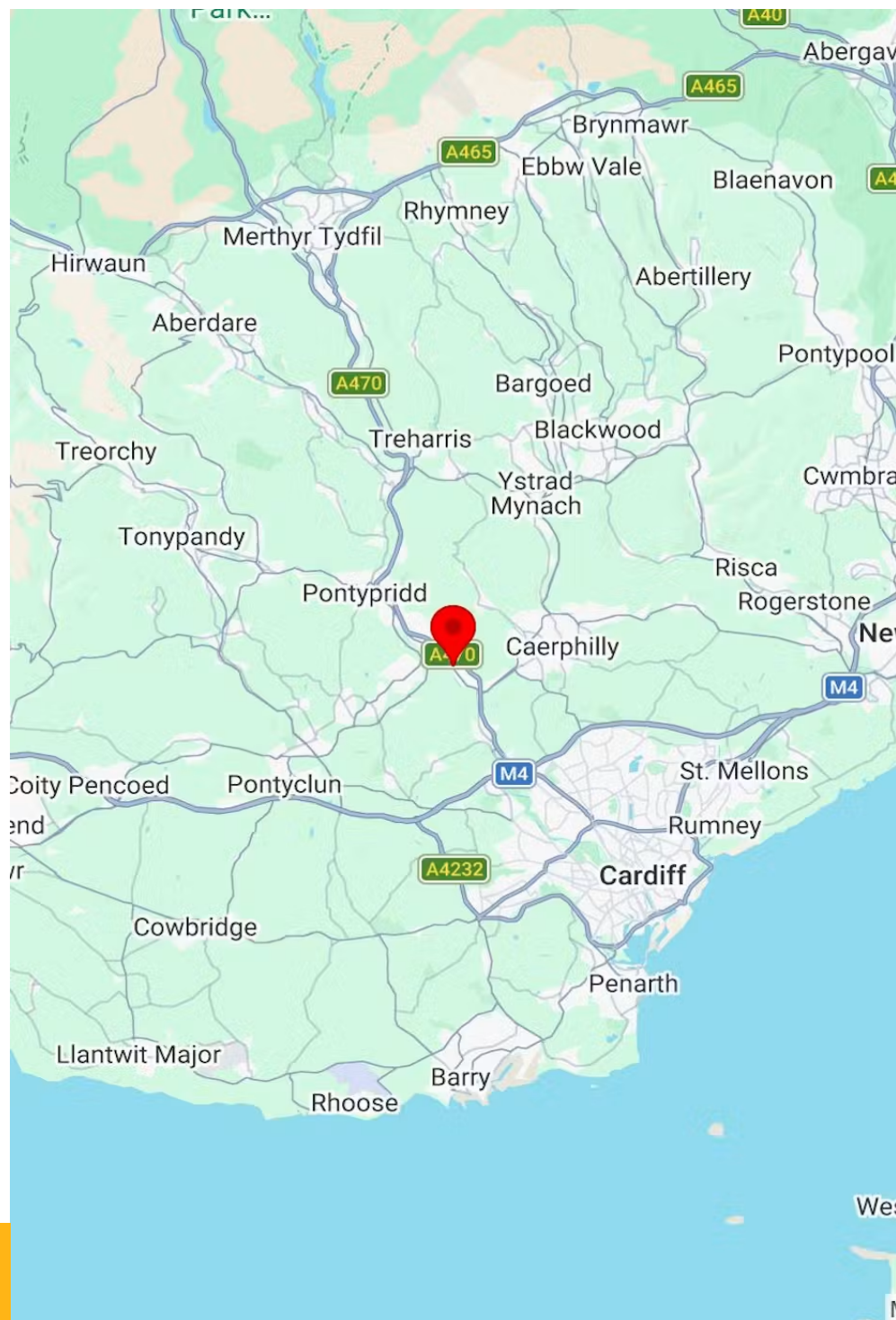
Airports

Cardiff Airport	12 miles
Bristol Airport	51 miles



Water

Port of Cardiff	9 miles
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Description

End of Terrace Prime Trade/Warehouse Unit To Let

- Unit TP1 measures 7,051 sq ft
- 0.22 acre yard
- 5 x shutter doors (2No. 4.96m x4.93m and 3No. 4.94m x3.47m)
- LED lighting
- All mains services including gas
- 3 phase electricity
- Kitchen, WC and office
- Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
TP1	7,051	655
TOTAL	7,051	655

Specification

 EPC: C (66)

 Minimum clear internal height (m): 5.9

 Car Parking

 Kitchen

 Loading Doors (Surface level): 5

 Maximum clear internal height (m): 6.7

 Lighting Type: LED

 Secure yard



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Terms

Unit TP1 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£84,615 per annum payable monthly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £53,500

Rates Payable: £26,857 per annum Based on 2026 Valuation

Service charge

£1,917 per annum Budget Year End Dec 2026

Insurance

£2,523 per sq ft Approximate Premium for Year Ending June 2026

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

C (66)

VAT

Applicable

Availability

Available Q2 2026

Contact

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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.

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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.