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Industrial

11,294 sq ft (1,049.25 sq m)



TO LET

Unit TP1 & TP2, Treforest Trade Park, Pontypridd, CF37 5US

Modern Trade Counter / Warehouse with Dedicated Yard - Available Now

- Prime Trade Location fronting Main Avenue
- Excellent Road/Transport Links & close proximity to Train Station
- Gross Internal Area: 11,294 sq ft
- 6 x shutter doors
- Ground floor office content, WC & Kitchen
- 0.43 acre external yard
- Car Parking spaces





Size

11,294 sq ft (1,049.25 sq m)

Rent

Rent on application

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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 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 Euormaster, Johnstone's and Screwfix.

Connectivity

Road

A470	1 mile
M4 J32	3 miles

Train Stations

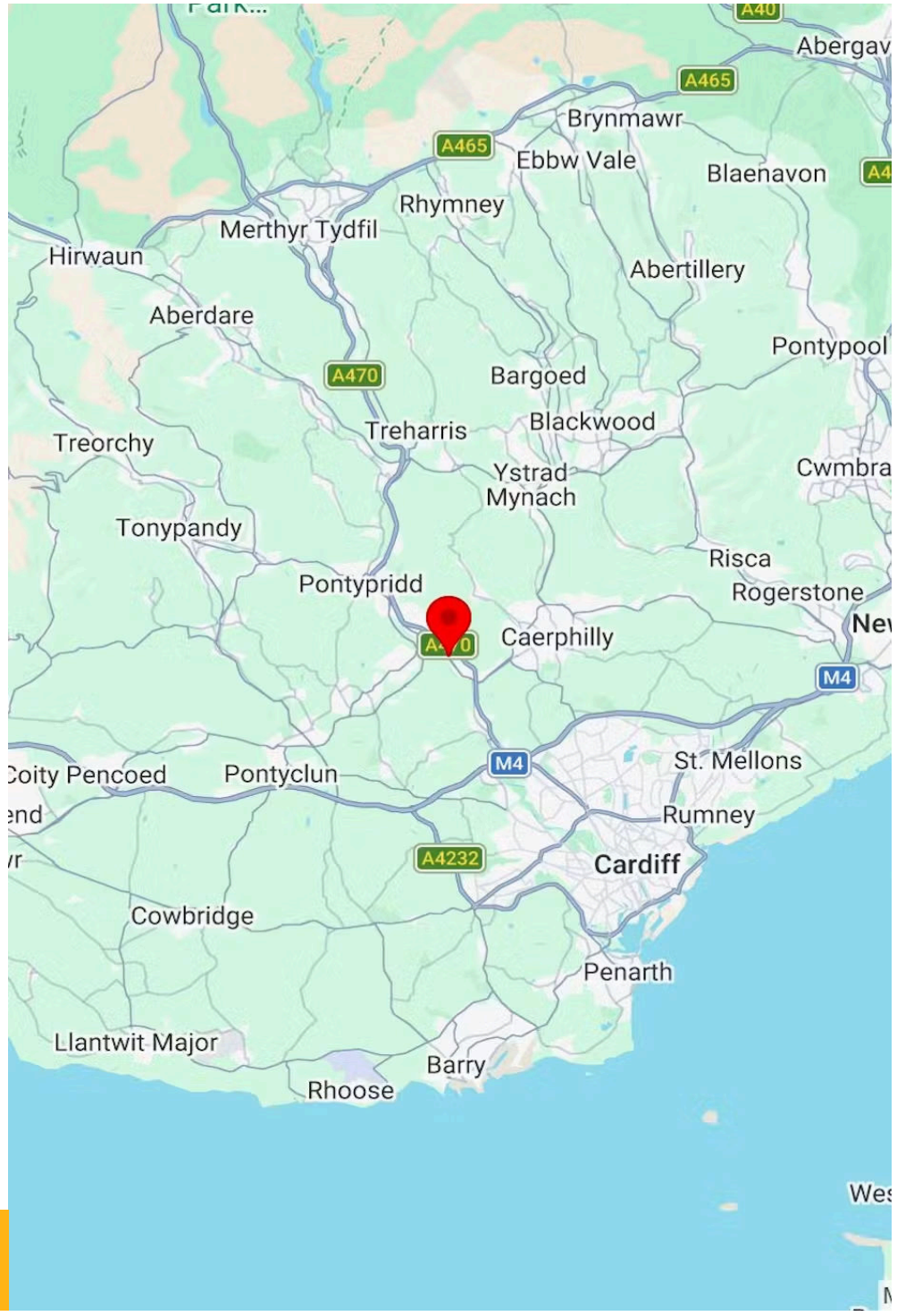
Treforest Estate	0.4 miles
Cardiff Central	10 miles

Airports

Cardiff Airport	12 miles
Bristol Airport	51 miles

Water

Port of Cardiff	9 miles



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Description

Prime Roadside Trade Unit with Dedicated yard

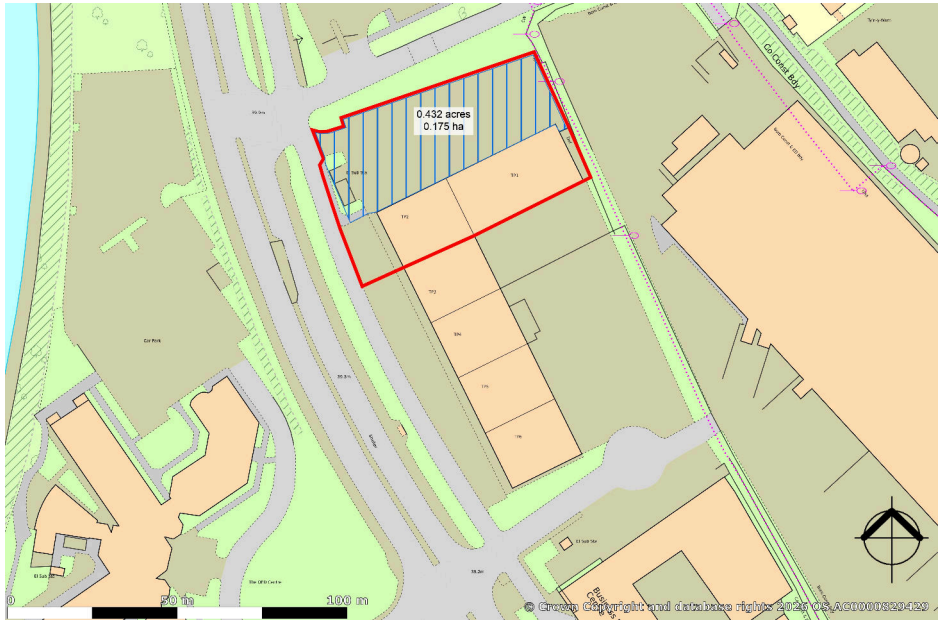
- Unit TP1-TP2 measure 11,294 sq ft
- 0.43 acre yard
- 6 x shutter doors (2No. 4.96m x4.93m and 3No. 4.94m x3.47m)
- LED lighting
- All mains services including gas
- 3 phase electricity
- Kitchen, WC and office
- Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
TP1	7,051	655
TP2	4,243	394
TOTAL	**11,294**	**1,049**

Specification

- EPC: C (66)
- Minimum clear internal height (m): 3.9
- Car Parking
- Kitchen
- Loading Doors (Surface level): 6
- Maximum clear internal height (m): 6.7
- Lighting Type: LED
- Secure yard



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BATRIS
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EGSOSTS
EXHAUSTS
BRÊCS
BRAKES
GWASANAETHU
SERVICING
TEIARS
TYRES
WELCOME
Open:
Mon - Fri 8.30am - 5.30pm
Saturday 8.30am - 12.30pm
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Terms

Unit TP1-TP2 is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £86,500
Rates Payable: £49,132 per annum Based on 2026 Valuation

Service charge

£3,070 per annum Budget Year End Dec 2026

Insurance

£4,065 per annum 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

Jenkins Best
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Contact

Henry Best
07738 960012
henry@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Joint Agents

Neil Francis
+44 29 2044 0147

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

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jenkinsbest.com

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23/07/2026