



TO LET

Unit 10 Riverside, Riverside, Treforest,
Pontypridd, **CF37 5TG**

'Under Offer'- Industrial Unit To Let

- Excellent road links via nearby A470 to J.32 M4 and Cardiff
- End of Terrace Light Industrial / Warehouse Unit
- Gross Internal Area 2,887 sq ft
- 1 no. Up and Over door 3.2 m high 2.9 m wide
- Min eaves height 4.1m Max eaves 7.0m
- Offices and WCs
- Dedicated car parking spaces
- LED lighting



Size

2,887 sq ft (268.21 sq m)

Rent

£28,870 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

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.

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.

Connectivity

Road

A470	1 mile
M4 (jct 32)	3 miles



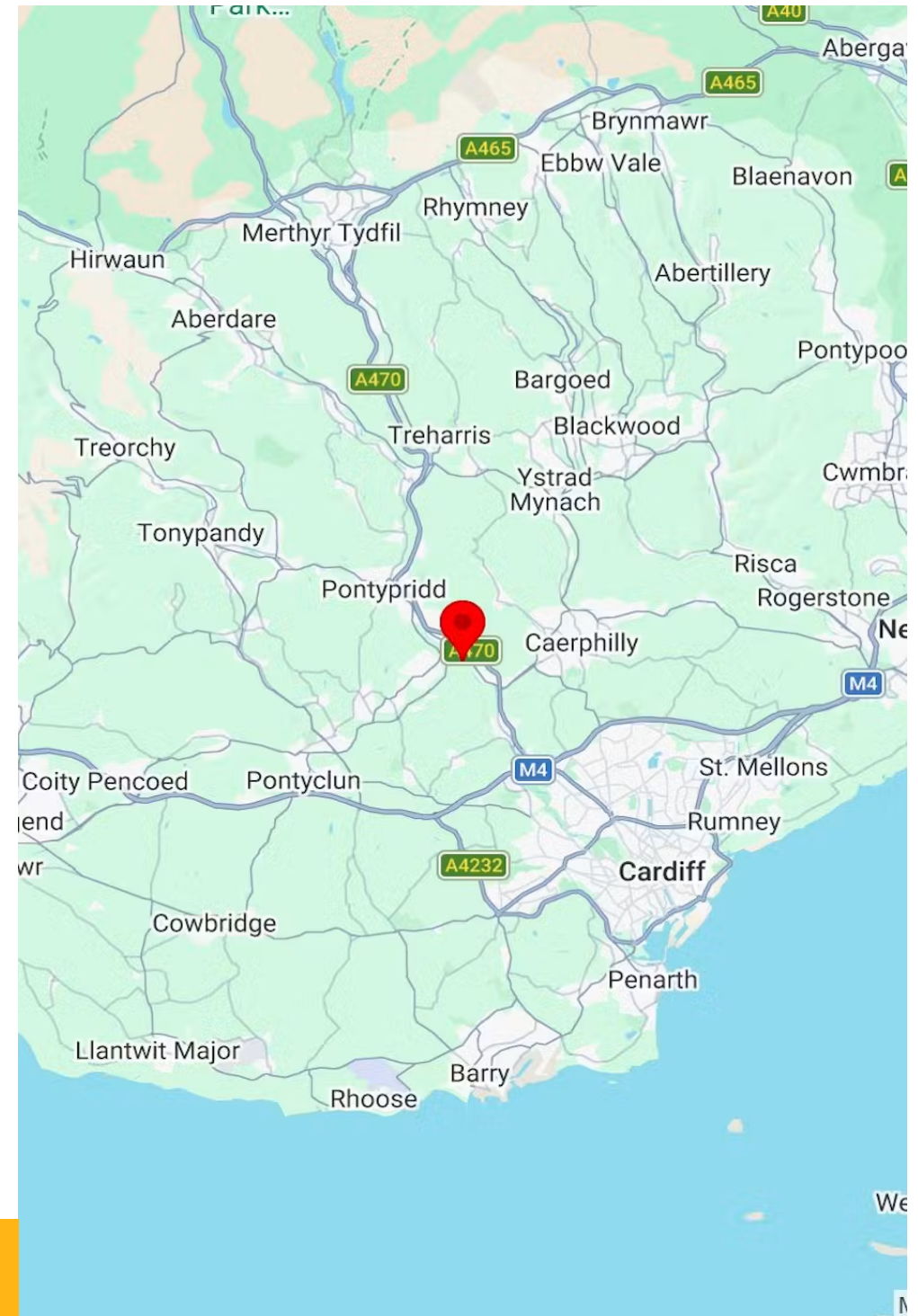
Train Stations

Treforest Estate	0.4 miles
Cardiff Central	10 miles



Water

Port of Cardiff	9 miles
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Description

End of terrace Industrial/ trade unit on Treforest Industrial Estate

- Unit 10 measures 2,887 sq ft
- 1 no. Up and Over door 3.2 m high 2.9 m wide
- Min eaves height 4.1m Max eaves 7.0m
- Offices & WCs
- Dedicated car parking spaces
- Forecourt loading
- Unit to be refurbished

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
10	2,887	268
TOTAL	2,887	268

Specification



EPC: C (61)



Lighting Type: LED



Minimum clear internal height (m): 4.1



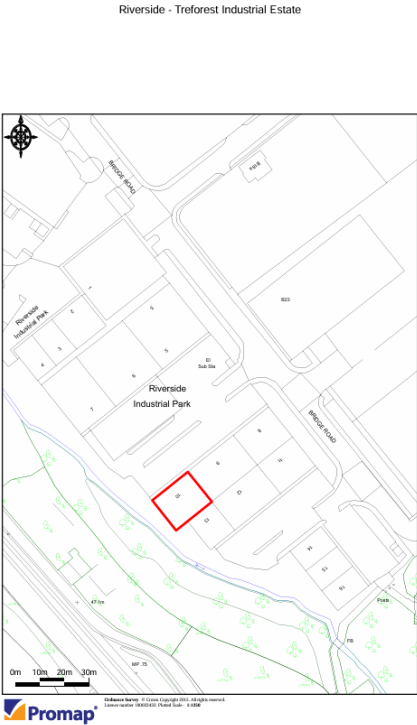
Loading Doors (Surface level): 1



Car Parking



Maximum clear internal height (m): 7





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Sat Nav. CF37 5TG



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what3words

Viewings

Viewings available Via Jenkins Best or joint agents Knight Frank

Terms

Unit 10 Riverside is available on a New Full Repairing and Insuring Lease for a term to be agreed.

Rent

£28,870 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £24,250
Rates Payable: £12,173.50 per annum Based on 2026 Valuation

Service charge

£574.54 per annum Budget Year End Dec 2026

Insurance

£706.75 per annum Insurance 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 (61)

VAT

Applicable

Availability

Available Q3 2026

Contact

Tom Rees

02920 340033 | 07557 161491

tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677

amelia@jenkinsbest.com

Craig Jones

02920 34 00 33 | 07867 393494

craig@jenkinsbest.com

Henry Best

07738 960012

henry@jenkinsbest.com

Joint Agents

Neil Francis

+44 29 2044 0147

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

029 2034 0033
jenkinsbest.com

Jenkins
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.

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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.