

SHORT TERM FOR 12 MONTHS CERTAIN



Jenkins

G4.1 & G4.2, Treforest Industrial Estate, Pontypridd, CF37 5YL

Industrial/ Warehouse To Let

Summary

Tenure	To Let
Available Size	20,760 sq ft / 1,928.67 sq m
Rent	Rent on application
Service Charge	£4,644.72 per sq ft Budget Year End December 2026
Business Rates	To be reassessed
EPC Rating	D

Key Points

- Prime Commercial Location just off Main Avenue
- Easy access to M4 (J.32) and Cardiff via the A470
- Eaves height 7.8m
- 2 no. loading doors 4.4m high x 3.48m wide
- Ground floor office content and WC's
- First and second floor offices (shell finish)

G4.1 & G4.2, Treforest Industrial Estate, Pontypridd, CF37 5YL

Summary

Available Size	20,760 sq ft
Rent	Rent on application
Business Rates	To be reassessed
Service Charge	£4,644.72 per sq ft Budget Year End December 2026
VAT	Applicable
Legal Fees	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
Estate Charge	£5,209.36 per annum Insurance premium for year ending June 2026
EPC Rating	D

Description

The property is a unit of steel frame construction with part facing brick elevators and part plastic coated steel sheeting. Internally the unit has a 3 storey office block which has been split to provide various sized rooms. Access to the warehouse is via 2 full height up and over doors. There is car parking directly in front of the unit

Location

Treforest Industrial Estate was established in 1936 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. The estate is 2 miles south of Pontypridd and is within the County Borough of Rhondda Cynon Taff which has a population of 234,410. 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 has a range of amenities including gyms, hospitality, 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.

Specification

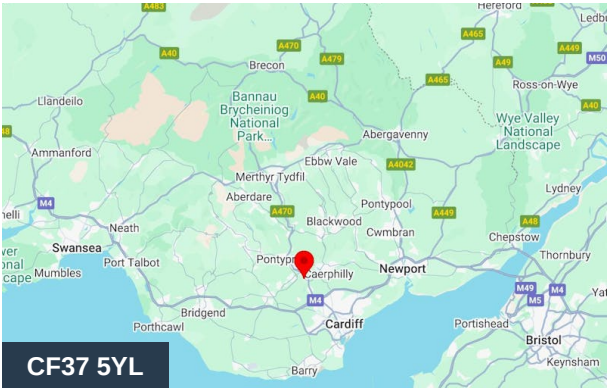
- Eaves height 7.8m
- 2 no. Up and Over door 4.5m high x 3.48m wide
- Parking directly in front of the unit

Terms

A new short term Full Repairing and Insuring Lease for a term of 12 months certain.

Video

- Treforest Interactive Map - https://www.360imagery.co.uk/virtualtour/logistics_warehouse/mileway/wales/gbtref01.html



Viewing & Further Information

 **Henry Best**
07738 960012
henry@jenkinsbest.com

 **Tom Rees**
07557 161491
tom@jenkinsbest.com

 **Craig Jones**
07867 393494
craig@jenkinsbest.com

 **Amelia Nicholas**
07703 975 677
amelia@jenkinsbest.com

Neil Francis (Knight Frank)
+44 29 2044 0147