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Industrial

4,243 sq ft (394.19 sq m)



TO LET

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

Modern Trade Counter / Warehouse with Yard fronting Main Avenue

- Prime Trade Location fronting Main Avenue
- Excellent Road/Transport Links & close proximity to Train Station
- Gross Internal Area: 4,243 sq ft (394.19 sq m)
- Electric Up and Over door 3.5m high x 3.0m wide
- Min eaves height 3.93, max eaves height 5.96m
- Ground floor office content, WC & Kitchen
- 0.118 acre external yard
- 7 Car Parking spaces
- EV Charging Available
- Virtual Tour Available

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Size

4,243 sq ft (394.19 sq m)

Rent

£53,040 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

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

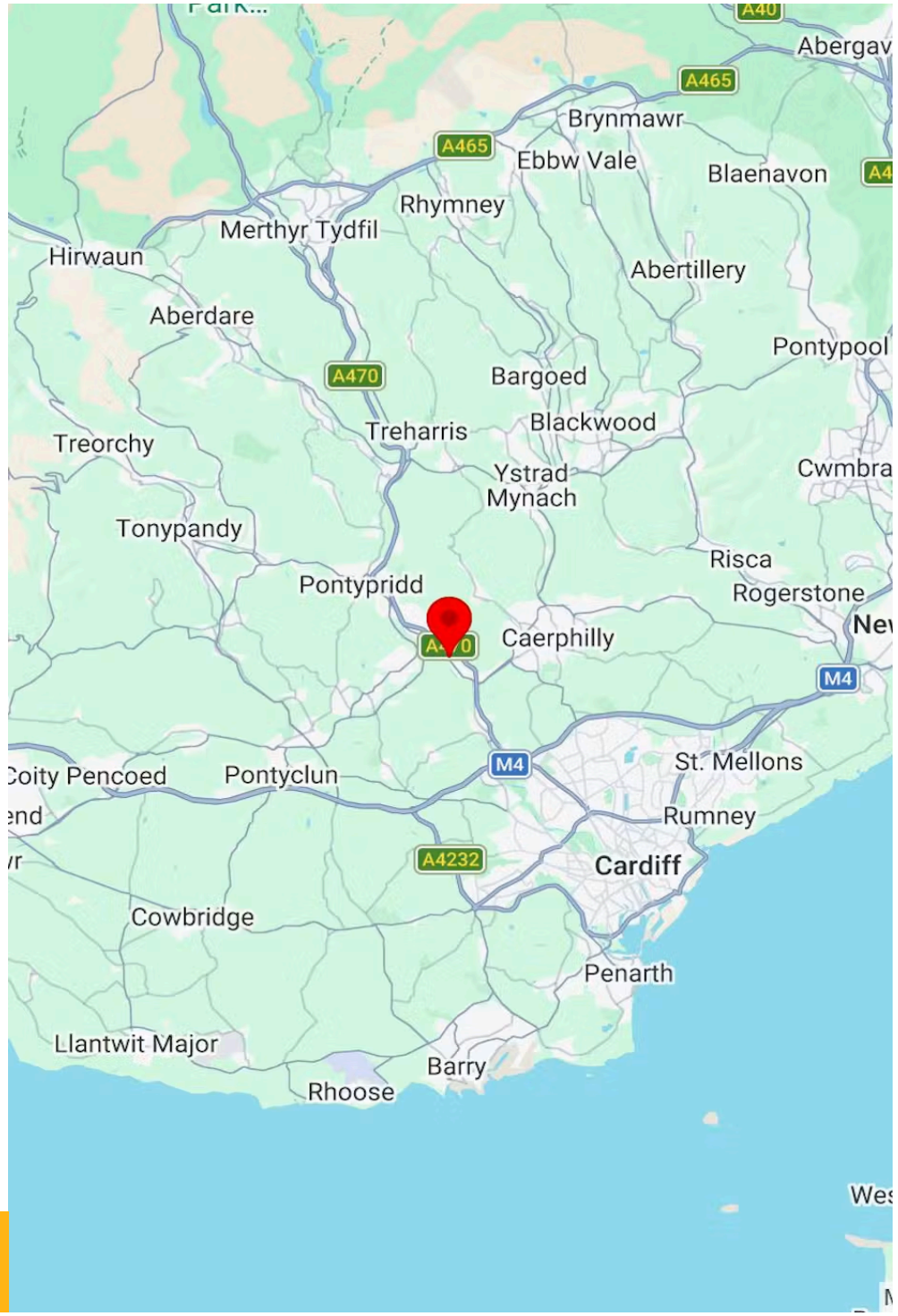
Treforest Estate	0.4 miles
Cardiff Central	10 miles

Airports

Cardiff Airport	12 miles
Bristol Airport	51 miles

Water

Port of Cardiff	9 miles



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what3words

Description

End of Terrace Prime Trade/Warehouse Unit To Let

- Unit TP.2 measures 4,243 sq ft
- Electric roller door
- LED lighting
- All mains services including gas
- 3 phase electricity
- Kitchen, WC and offices
- 7 Car parking spaces

Specification

EPC: C (56)

Loading Doors (Surface level): 2

Minimum clear internal height (m): 3.93

Maximum clear internal height (m): 5.96

EV Charging Points

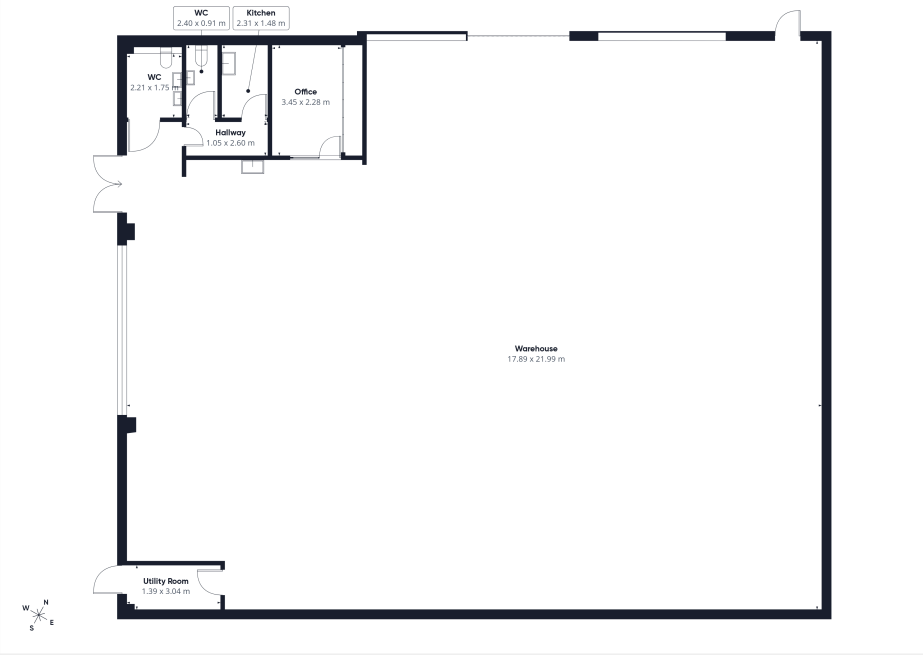
Car Parking

Lighting Type: LED

Kitchen

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
TP2	4,243	394
TOTAL	**4,243**	**394**



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









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Sat Nav. **CF37 5US**

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Terms

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

Rent

£53,040 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: £33,000
Rates Payable: £18,744 per annum Based on 2026 Valuation

Service charge

£1,153.37 per annum Budget Year End Dec 2026

Insurance

£1,542 per annum Approximate Premium for Year Ending June 26

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 (56)

VAT

Applicable

Availability

Available Q2 2026

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Regulated by RICS

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13/10/2026