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**Industrial**

**2,887 sq ft (268.21 sq m)**



**TO LET**

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

# Industrial Unit To Let with office content

- 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
- Virtual Tour available







**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

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# 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

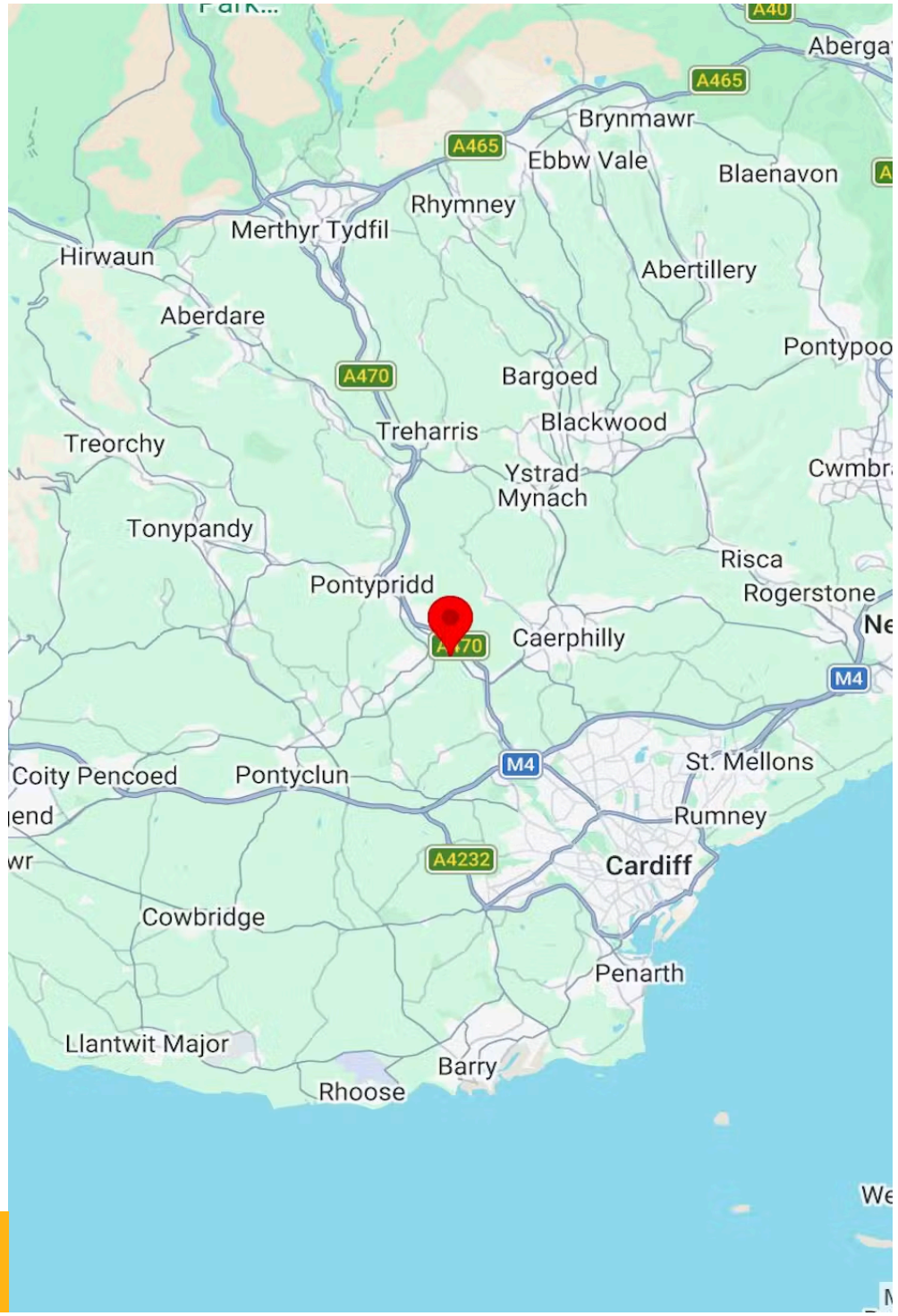
| | |
|---|---|
| A470 | 1 mile |
| M4 (jct 32) | 3 miles |

### 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
- Virtual Tour available

# Specification

EPC: C (61)

Loading Doors (Surface level): 1

Lighting Type: LED

Car Parking

Minimum clear internal height (m): 4.1

Maximum clear internal height (m): 7

# Accommodation

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



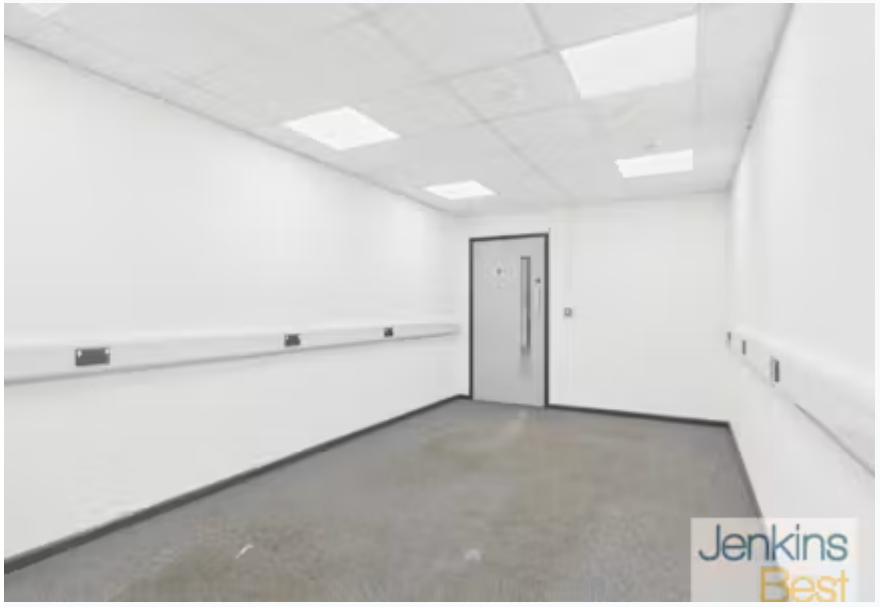

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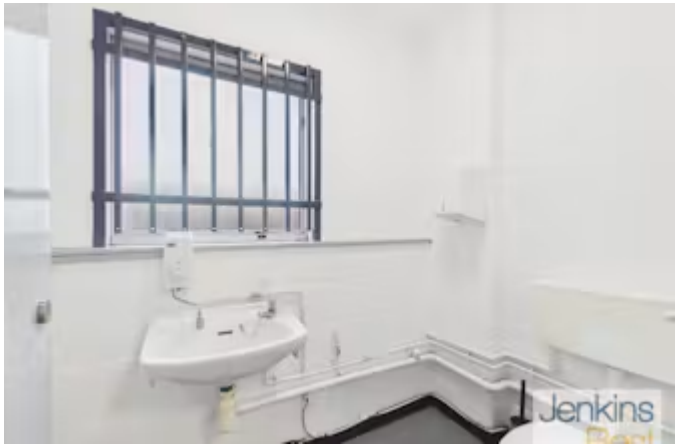
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## Viewings

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


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Regulated by RICS


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13/10/2026