



Unit 2, Treforest Trade Park,

Treforest Industrial Estate, Pontypridd, CF37 5US

TO LET

**MODERN TRADE COUNTER /
WAREHOUSE WITH YARD**

4,467 sq ft (415.00 sq m)

- + Prominent location
- + Established Industrial development
- + Excellent transport links
- + £36,065 per annum exclusive
- + 0.118 acre yard
- + 7 car parking spaces

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

Treforest Industrial Estate is an established development strategically located adjacent to the A470 dual carriageway that connects Merthyr Tydfil to Cardiff. Junction 32 of the M4 motorway is approximately 3 miles to the south.

The estate is very accessible via public transport with regular bus routes servicing Main Avenue and its own train station less than 10 minutes walk away from the property.

Treforest Trade Park is located in a prominent position within the estate, adjacent to Main Avenue, the main road that runs north to south.

Occupiers in close proximity include Johnstone's, ATS Euromaster, Advanced Fire Protection, and Screwfix.



DESCRIPTION

The units in the trade park are steel portal frame construction with part brick elevations and part profiled sheet cladding with pitch roof.

The subject property is situated in a corner position with yard area and electric roller shutter to the side. The front elevation benefits from glazed display frontage with parking spaces.

The specification is as follows:

- + Suspended LED lighting
- + Suspended gas heating to part
- + Suspended air conditioning to part
- + Eaves height 3.93m min and 5.96m apex
- + Level access electric roller shutter door (3.5m H by 3.0m W)
- + Kitchen facilities
- + Disabled and single WC
- + EV charging point
- + 7 demised car parking spaces
- + Intruder alarm
- + 3 phase electricity, water and gas

ACCOMMODATION

Ground Floor Warehouse 4,467 sq ft | (415.00 sq m)

USE

We understand the property benefits from B1/B2/B8 planning. Parties should make their own enquiries with the Local Authority.

LEASE TERMS

The property is available by way of an assignment of the existing lease or a sublease. Additionally, subject to covenant strength, the landlord would consider granting a new lease on terms to be agreed.

RENT

£36,065 per annum exclusive.

ESTATE SERVICE CHARGE / BUILDING INSURANCE

There is an obligation to contribute towards the estate service charge – each building contributes. The current annual budget contribution by Unit 2 is £1,019.80.

The building insurance premium is also payable – details on request.

BUSINESS RATES

We understand that the rateable value of the property is £29,250 and the rates payable for the year ending March 2024 is £15,649.

Interested parties should rely on their own enquiries with the local authority.

VAT

The property has been elected for VAT and will be charged where applicable.

EPC

The property has an EPC in Band C. Full report available on request.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



December 2023

Unit 2 Treforest Trade Park,
Treforest Industrial Estate, Pontypridd

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.