emanueljones

To Let

D10.4 Treforest Industrial Estate

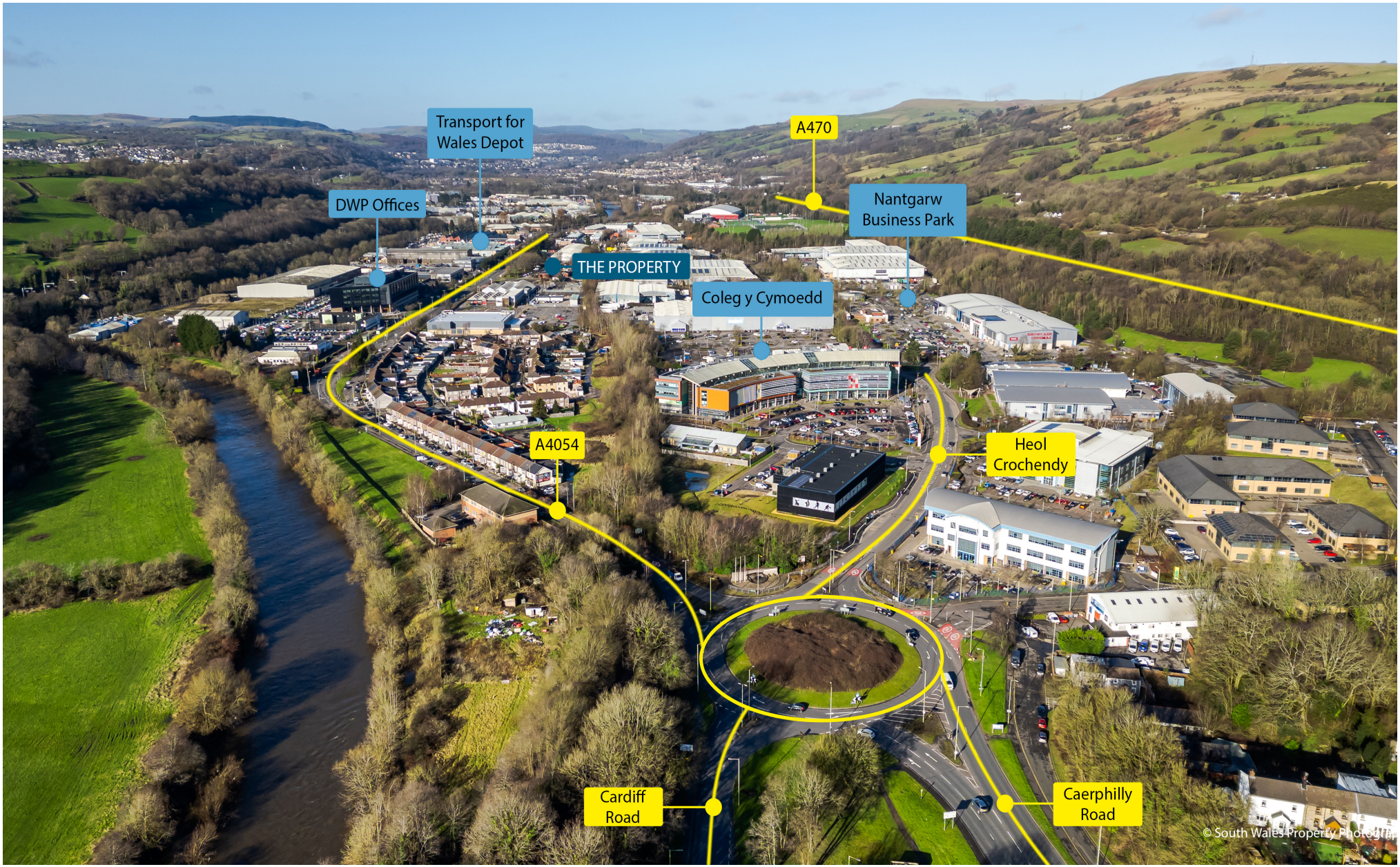
Main Avenue, Pontypridd, CF37 5UR

1,652 sq ft (153.48 sq m)

- Available Q3 2026
- Quoting £23,125 per annum
- Double frontage
- Excellent parking provision

029 2081 1581

www.emanuel-jones.co.uk

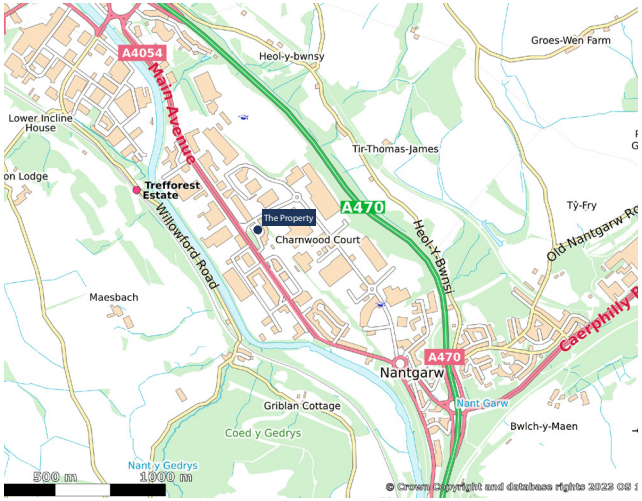

Transport for Wales Depot
A470
DWP Offices
Nantgarw Business Park
THE PROPERTY
Coleg y Cymoedd
A4054
Heol Crochendy
Cardiff Road
Caerphilly Road
© South Wales Property Photography

Location

Treforest Industrial Estate is located 10 miles north of Cardiff city centre and strategically positioned adjacent to the A470 dual carriageway. Junction 32 of the M4 motorway is approximately 3 miles south. The estate has a dedicated train station with connections to Cardiff Central Station within a 20 minute journey time. There are regular bus routes that connect the estate to the wider locality.

Treforest Industrial Estate is home to a number of notable occupiers including Colegy Cymoedd, Capita, Kelios/ Amey, Veolia, Yodel, Castle Bingo, Department of Work and Pensions, Greggs and University of South Wales.

Other occupiers on the retail parade itself include Dominos Pizza, The Post Office, Marlo House (Coffee Shop) and The Estate Cafe.



Accommodation

The property provides the following approximate areas:

	Area sq ft	Area sq m
Total	**1,652**	**153.48**

Description

The available unit comprises a single storey retail unit. It benefits from a double frontage and a prominent position onto Main Avenue. It has been stripped back to provide retail space to the front and WC & kitchen to the rear.

There is communal car parking to the rear and short term / customer parking to the front.

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of **£23,125 per annum.**

Business Rates

We understand the property has a rateable value of £21,000. For the year 2026/27, the business rates payable are therefore £11,928. Interested parties should make their own enquiries with the Local Authority.

Service Charge

There is an obligation to contribute towards the estate service charge. Further details on request.

EPC

The property has an EPC rating of D (87). A full certificate can be made available on request.

VAT

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

Legal Costs

Each party to bear their own legal and professional costs incurred. However, if the Tenant wishes to use the Landlord's in-house lease, a contribution of £175 plus VAT is applicable

Anti Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Viewing

Strictly by appointments through joint agents Emanuel Jones and Jenkins Best:-

Contact: Rhys Williams / Carlo Piazza

Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

or

Contact: Tom Rees / Craig Jones

Email: tom@jenkinsbest.com
craig@jenkinsbest.com

Subject to Contract and Availability

Contact Us:

029 2081 1581

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 contact. All descriptions, dimensions, reference to condition and nessessary 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 satify 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.