

Treforest Industrial Estate – Unit F5 Pontypridd

Available to Let
Warehouse
23,391 sq ft



Excellent road links via A470



Ample car parking



Open yard space



LED lighting



Flexible lease options

Treforest Industrial Estate - Unit F5

Treforest Industrial Estate CF37 5YR



Description

Situated on one of Wales's premier locations, Unit F5 presents a rare opportunity for a detached industrial warehouse available for immediate occupation.

The unit offers open plan warehouse accommodation with LED lighting and externally, there is an open yard with additional parking/sites available by way of separate negotiation. The property benefits from main road frontage at the Southern end of the estate, near the Department of Work & Pensions offices and Castle Bingo.

Unit F5 is available on a short-term basis and can be utilised to accommodate temporary storage requirements.

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, where intercity connections are available.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

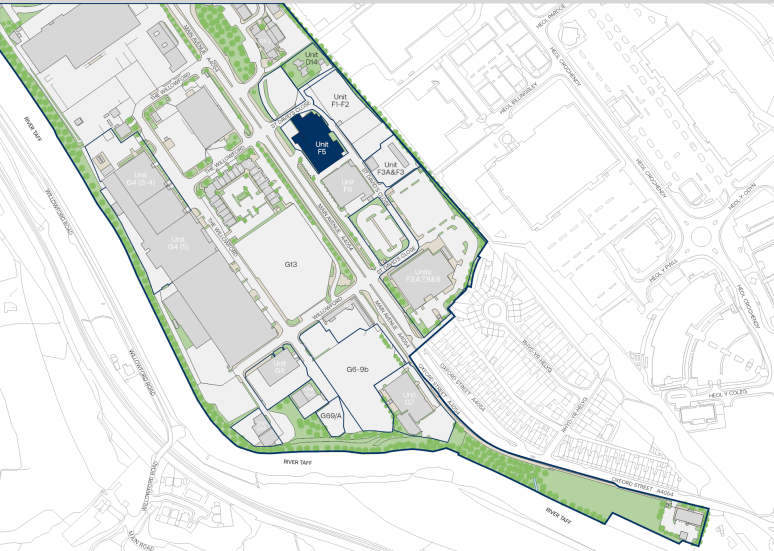
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit F5	Warehouse	23,391	Immediately	£82,000 PA + VAT
Total		23,391		

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