

Treforest Industrial Estate - Unit D8.1 Pontypridd

Available to Let
Warehouse
8,109 sq ft



Ample car parking



Ground floor office, WC and kitchen



Min eaves height 6.6m



2 up and over doors 5.25m x 3.85m

Treforest Industrial Estate - Unit D8.1

Treforest Industrial Estate CF37 5YR



Description

The units comprises a mixture of brick and steel clad elevations with minimum eaves height of 6m. The unit benefits from 2 level access “Up & Over” doors, suspended lighting to warehouse area, two storey office accommodation and generous loading / car parking to the front.

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. The Estate has a range of amenities including gyms, retail and leisure. Other notable occupiers on the Estate include Dept of Works and Pension, Castle Bingo, NHS, Greggs and University of Wales.

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

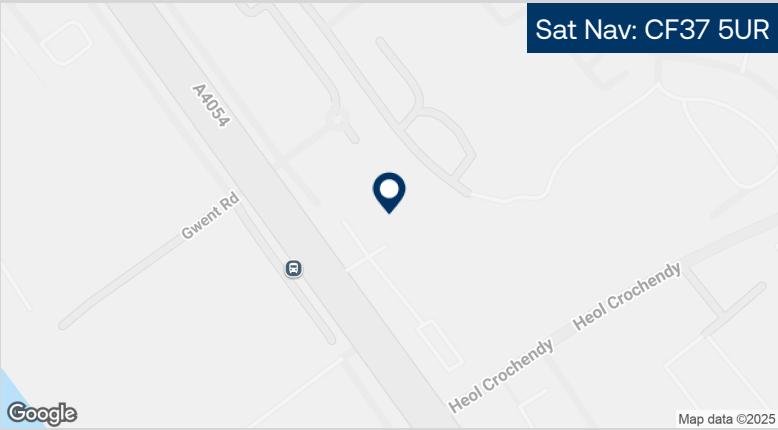
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit D08/1	Warehouse	8,109	Immediately	POA
Total		8,109		

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