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# TO LET

Site G4.6b Treforest Industrial Estate,  
Pontypridd, CF37 5YR

Self-contained open storage site - 0.52 Acres (0.21 Hectares)



## Location

Treforest Industrial Estate is strategically located adjacent to the A470 dual carriageway. 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. Notable occupiers on the Estate include Dept for Works and Pension, Castle Bingo, NHS, Greggs and University of Wales.

## Rent.

£35,000 per annum.

## Terms.

New lease available.

## Description

The site offers a level and regular shaped open compound of approximately 0.52 acres, benefitting from a concrete surface with secure perimeter fencing. Please note the site benefits from power and water connections.

## Estate Service Charge.

To be confirmed.

## Rates.

To be assessed.

## VAT

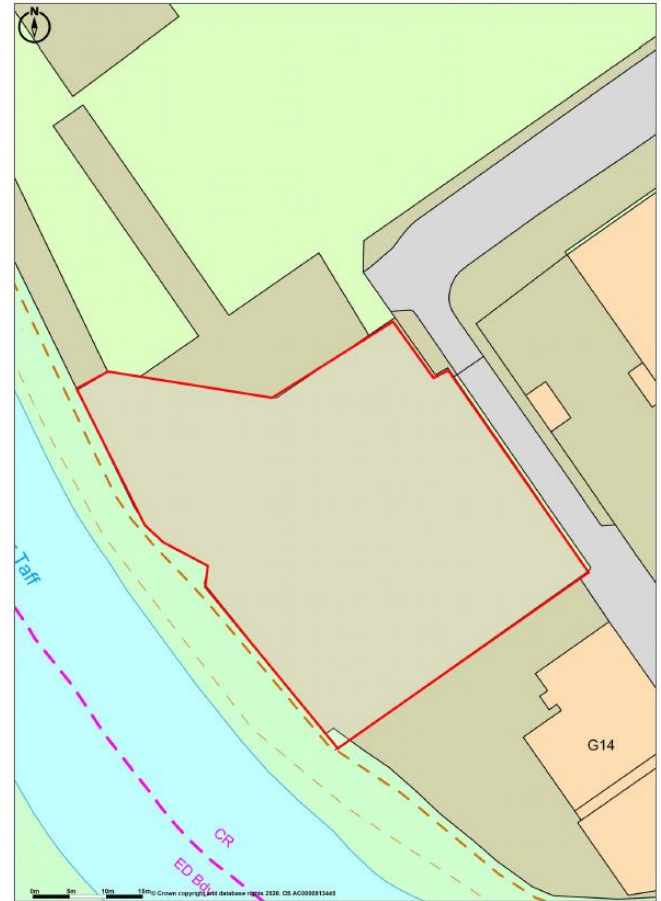
VAT is applicable on all costs.

## Legal Costs

Each party to bear their own costs.

## EPC

EPC exempt - No building present.



**Promap**  
LANDMARK INFORMATION

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Plotted Scale - 1:650. Paper Size - A4



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Particulars dated March 2026. Photographs dated March 2026.

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