

01656 658445

dlpsurveyors.co.uk

029 2056 2952

TO LET

Available April 2026 – earlier occupation may be possible

**UNIT A12 SEVERN ROAD,
TREFOREST INDUSTRIAL ESTATE, PONTYPRIDD
CF37 5SL**

Semi-detached Workshop/Storage Unit + Yard & Expansion Land



- Semi-Detached Unit Of 10,063 sq.ft. (935 sq.m.)
- Rear Yard Plus Potential Expansion Land Also Available
- Close proximity to A470 & J.32 M4

Location (CF37 5SL)

The Treforest Industrial Estate is one of the most popular business locations within South Wales and contains a large variety of industrial and trade-counter type occupiers.

It is strategically located just 3½ miles north of J.32 of the M4 at Coryton, Cardiff, and benefits from excellent access to the A470 dual-carriageway which passes adjacent to the estate.

Access to Unit A12 Severn Road is via Tonteg Road (heading north) and turning left just before the Hutchings Vauxhall dealership. Proceed along Severn Road and the unit is on the left hand side, close to Petwise Aquatics.



Description

Unit A12 comprises a semi-detached workshop/storage unit that benefits from the following:

- Steel Portal Frame Construction;
- Exterior Elevations Of Brick/Profile Metal Sheet Cladding;
- Vehicle Access Door;
- Rear Loading Area;
- 6.5 m. minimum eaves height;
- 2 Storey Office/Ancillary Accommodation;

Accommodation (Gross Internal Areas)

	Sq.m.	Sq.ft.
Workshop	725	7,798
Ground Fl. Office/Ancillary	90	969
Mezz. Storage	30	327
First Floor Office	90	969
TOTAL GIA	935	10,063

Expansion Land

The unit also benefits from additional land to the side of **c. 0.46 ac. (0.19 ha.)** which could be adapted for either expansion land or open storage. This is potentially available through by separate negotiation.

Mains Services

The property benefits from mains services, including 3-phase electricity & and main gas.

SUBJECT TO CONTRACT

User

The building has outline use consent for B1 (light industrial), B2 (general industrial) and B8 (storage & distribution) uses.

Energy Performance Certificate

EPC rating 82 – Band D

Ratable Value

To be re-assessed..



Terms

Available on a new lease for a minimum period of **3 years** on full repairing & insuring terms at the expiry of the current tenancy which ends April 2026 – *earlier occupation may be available.*

Quoting Rent

Rent on application.

The side land is also available by separate negotiation.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** or

The Business Development Team at
Rhondda Cynon Taff County Borough Council on
01443 495 169 & customerservices@rctcbc.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

AUGUST 2025

IMPORTANT MESSAGE

DLPS Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.