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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



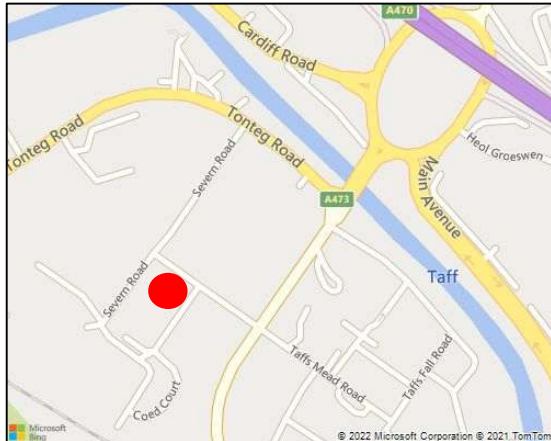
- Semi-Detached Unit Of 10,063 sq.ft. (935 sq.m.)
- Rear Yard Plus Potential Expansion Land Also Available
- Close proximity to A470 & J.32 M4

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

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