

TO LET

UNIT A13 SEVERN ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD CF37 5SL

Semi-detached Workshop/Storage Unit



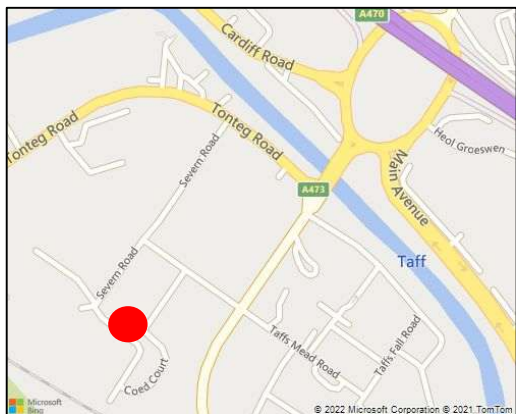
- Semi-Detached Unit Of 9,687 sq.ft. (900 sq.m.)
 - Rear Loading Bay
 - Popular Business Location
- Close proximity to A470 & J.32 M4

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 A13 Severn Road is via Tonteg Road (heading north) and turning left just before the Hutchings vehicle dealership. Proceed along Severn Road and the unit is on the left hand side, close to Petwise Aquatics.



Description

Unit A13 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 – 4m.(w). x 5.1m.(h).;
- Rear Loading Area;
- 5.3 m. min. eaves height rising to 9.4m;
- 2 Storey Office/Ancillary Accommodation;

Accommodation (Gross Internal Areas)

	Sq.m.	Sq.ft.
Main Workshop	716	7,707
Ground Fl. Office/Ancillary	91	983
First Floor Office	93	997
TOTAL GIA	900	9,687

Mains Services

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

Energy Performance Certificate

EPC rating 64 – Band C

Ratable Value (2026)

Ratable Value (2026)	£67,500
Business Rates Payable (2026/2027)	£33,885 pa.

SUBJECT TO CONTRACT

MAY 2026

User

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



Terms

The property is held by way of an existing lease due to expire 2nd March 2031. There are just under 5 years unexpired. Our clients will consider both sub-lease and assignment options.

Rent

The current rent passing is £68,000 pa.

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 joint agents:



Michael Bruce MRICS:
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