

## TO LET

### UNIT A7 SEVERN ROAD, TREForest INDUSTRIAL ESTATE, PONTYPRIDD, CF37 5YH

Warehouse/Storage Unit



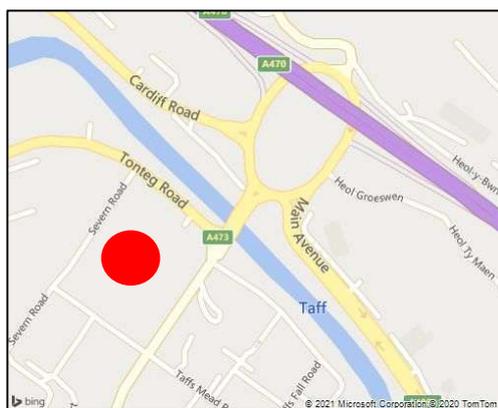
- **Open Plan Storage/Warehouse Unit Of 46,787 sq.ft. (4,347 sq.m.)**
  - **Within Secure Fenced Compound**
- **Up to 6 Dock Loading Facilities + Side Ground Level Loading**
  - **Good Access to A470 & J32 of M4**

## Location (CF37 5YH)

Treforest Industrial Estate is one of the most strategic business locations in South Wales, being approximately 3 miles north of junction 32 of the M4 motorway and situated immediately adjacent to the A470 dual carriageway.

This is a well-established business location containing a variety of different occupiers including the University Of Glamorgan, and the Department For Work & Pensions.

The unit is situated at the junction of Tonteg Road on the north-western section of the Treforest Industrial Estate. It is situated close to the 'Omoda-Jaecoo' car dealership and to the rear of the 'Hyundai', 'Vauxhall' and 'Nissan' car dealerships.



## Description

The property comprises warehouse accommodation to the rear of the 'Hyundai' vehicle dealership which benefits from the following:

- Steel truss roof frame inc. translucent panels;
- Clear headroom of 4.10m. rising to apex of 6.0m.;
- 6 x fully adjustable tailgate loading doors;
- Side level access also available;
- Large concrete surfaced loading yard;
- Within secure palisade fenced site.

## Accommodation (Gross Site Area)

	Sq.Ft.	Sq.M.
Main Storage Area Inc. WC.	46,787	4,347

Plus external loading areas

## Mains Services

We understand that mains services, including gas, electricity and full mains water and waste are connected to the premises.

## Security

Due to the nature of other existing occupiers on the site additional security measures are provided for the benefit of all tenants – further information is available on request

**SUBJECT TO CONTRACT**

**MARCH 2026**

## Business Rates (2026)

Rateable Value (2026) £81,500  
Business Rates Payable (2026/27) c.£40,913 pa.

## Energy Performance Certificate (EPC)

The property has an EPC assessment of 82 which is within band 'D'.

## User

The property is suitable for a variety of industrial uses including light manufacturing, storage, and distribution.



## Lease Terms

The property is available from July 2026.

It will then be available on a new full repairing and insuring lease for a term to be agreed.

## Quoting Rent

Offers are invited in the region of **£235,000 pax.**

## Business Support

For further information please contact:

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

Rhondda Cynon Taff County Borough Council on **01443 281124** or [regeneration@rctcbc.gov.uk](mailto:regeneration@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@dipsurveyors.co.uk](mailto:michael@dipsurveyors.co.uk)

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