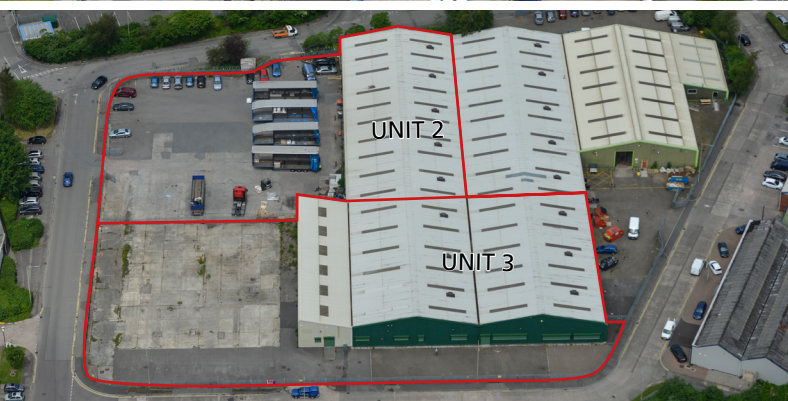


# treforest industrial estate

UNITS 2 & 3 ■ BRIDGE ROAD ■ PONTYPRIDD ■ CF37 5TT

CANMOOR



Substantial industrial units with  
large secure yards **TO LET**

15,115 to 38,579 sq ft (1,404 to 2,180 sq m)

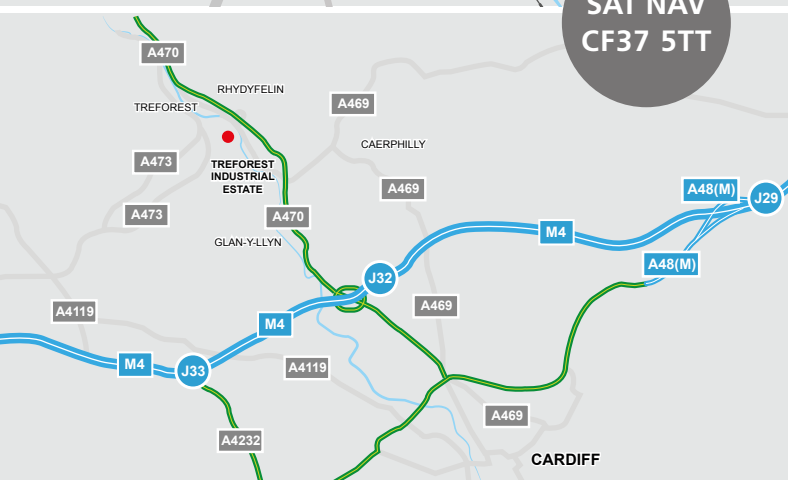
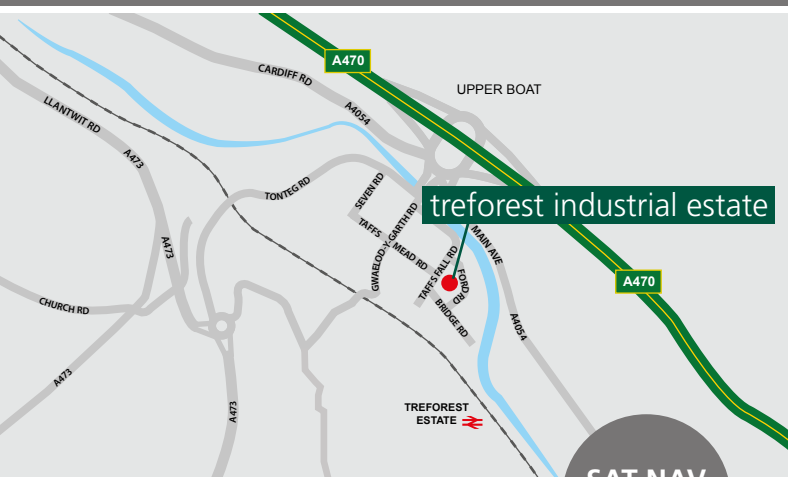
- Premier Commercial Location
- Good Quality Offices
- Direct Access to A470
- Exceptional Transport Links
- On Site Car Park
- Large Secure Yards

# PONTYPRIDD

# treforest industrial estate

UNITS 2 & 3 ■ BRIDGE ROAD ■ PONTYPRIDD ■ CF37 5TT

# CANMOOR



## Description

**UNIT 2** offers a clear open warehouse with minimum eaves height of 4m. There are two level access roller shutter doors opening out into the fenced yard. Ground floor office space provides a mixture of open plan and cellular accommodation benefiting from a kitchen area and toilet facilities.

**UNIT 3** warehouse accommodation benefits from high level sodium lighting and a minimum eaves height of 4.5m. Access is provided via roller shutter entrance into yard with further pedestrian access door-way. The office element comprises good quality accommodation constructed along the front elevation which includes a number of modular private smaller offices with larger open plan office space, reception area with glazed double pedestrian entrance doorway and WC facilities.

## Location

Treforest Industrial Estate is one of South Wales' most established manufacturing and distribution locations providing occupiers with unrivalled access to motorway links, linking from A470 to Junction 32 of the M4. The estate has a number of multi national and regional occupiers including Greggs PLC, Screwfix, Welsh Government, Scottish & Southern and NHS.

## Accommodation

	sq ft	sq m
<b>UNIT 2</b>		
Warehouse	12,387	1,150
Office	2,199	204
Ancillary	529	49
<b>Total</b>	<b>15,115</b>	<b>1,404</b>
<b>UNIT 3</b>		
Warehouse	18,299	1,700
Office	5,165	480
<b>Total</b>	<b>23,464</b>	<b>2,180</b>
<b>Combined Total (GIA)</b>	<b>38,579</b>	<b>3,584</b>

## Amenities

- Available individually or combined
- Good quality offices
- On site car park
- Large secure yards
- Direct access link onto A470
- EPC Rating C

## Communications

A4054	0.5 miles
A470	1.2 miles
Pontypridd	4 miles
M4 - J32	5 miles
Cardiff City Centre	10 miles

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