



## Unit 4, 66 Broadway

Treforest, Pontypridd, CF37 1BD

£14,000 Per Annum

HARRIS & BIRT

Opportunity to lease a secure and gated lower ground floor workshop/storage site situated just off a busy main thoroughfare linking Treforest and Pontypridd. The site offers superb accessibility to the A470 and flexible accommodation for storage, operational, or light industrial use.

#### **Location**

The subject property is located on Broadway in Treforest which is strategically positioned at the edge of the town of Pontypridd. The building is prominently situated on a roadside plot and is visible from the main thoroughfare. Treforest offers excellent transport links and is within close proximity to the A470 with Cardiff circa 8 miles to the south.

#### **Description**

The property comprises a lower ground floor workshop / storage facility which is situated beneath 3 No retail units and forms part of a larger steel portal framed building

Internally, the property consists of workshop / storage space with concrete floors, suspended ceiling in part and fluorescent strip tube lighting. Access is provided via 3 No electrically operated roller shutter doors and a personnel door which provides access to an office and 2 No WC facilities.

Externally, the property is accessed via double gates off the adjacent roadway which leads into an additional storage compound.

#### **Accommodation**

From measurements taken on site we have calculated the following Gross floor areas:-

Workshop / store - 3,537 sq ft (328.6 sq m)

Office / WC's - 381 sq ft (35.4 sq m)

Total Gross Internal Area - 3,918 sq ft (364 sq m)

#### **Services**

The property benefits from mains water, drainage and electricity. There is no gas, However, we have not tested any of the service installations and prospective occupiers are advised to satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

#### **Rent**

£14,000 per annum

#### **Business Rates**

We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: £10,500

Uniform Business Rate (UBR): 50.2

We advise all parties to make their own enquiries with the Valuation Office Agency and Local Authority with regards to the Small Business Rates Relief.

#### **VAT**

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is not applicable.

#### **Energy Performance Certificate**

EPC Rating: C (66) expiring 28th March 2033.

#### **Planning**

All prospective tenants are to make their own enquiries with the Local Authority in relation to any planning queries.

#### **Plans, Areas & Schedules**

Any plans within these particulars are published for illustration purposes only and are not to scale.

#### **Anti Money Laundering**

As part of our obligation under UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

#### **Arrange a Viewing**

Strictly by appointment only with the sole agents Harris & Birt. Please contact our office on 02920614411 , or email [commercial@harrisbirt.co.uk](mailto:commercial@harrisbirt.co.uk) to arrange a viewing appointment.

Contact: Daniel Jones BSc (Hons) MRICS

or

Brooke Annandale BSc (Hons)

#### **All Enquiries**

Harris & Birt Chartered Surveyors

Caerphilly Road

Cardiff

CF14 4QF

Brochure created: 8th June 2026 Ref: ICW49

Unit 4

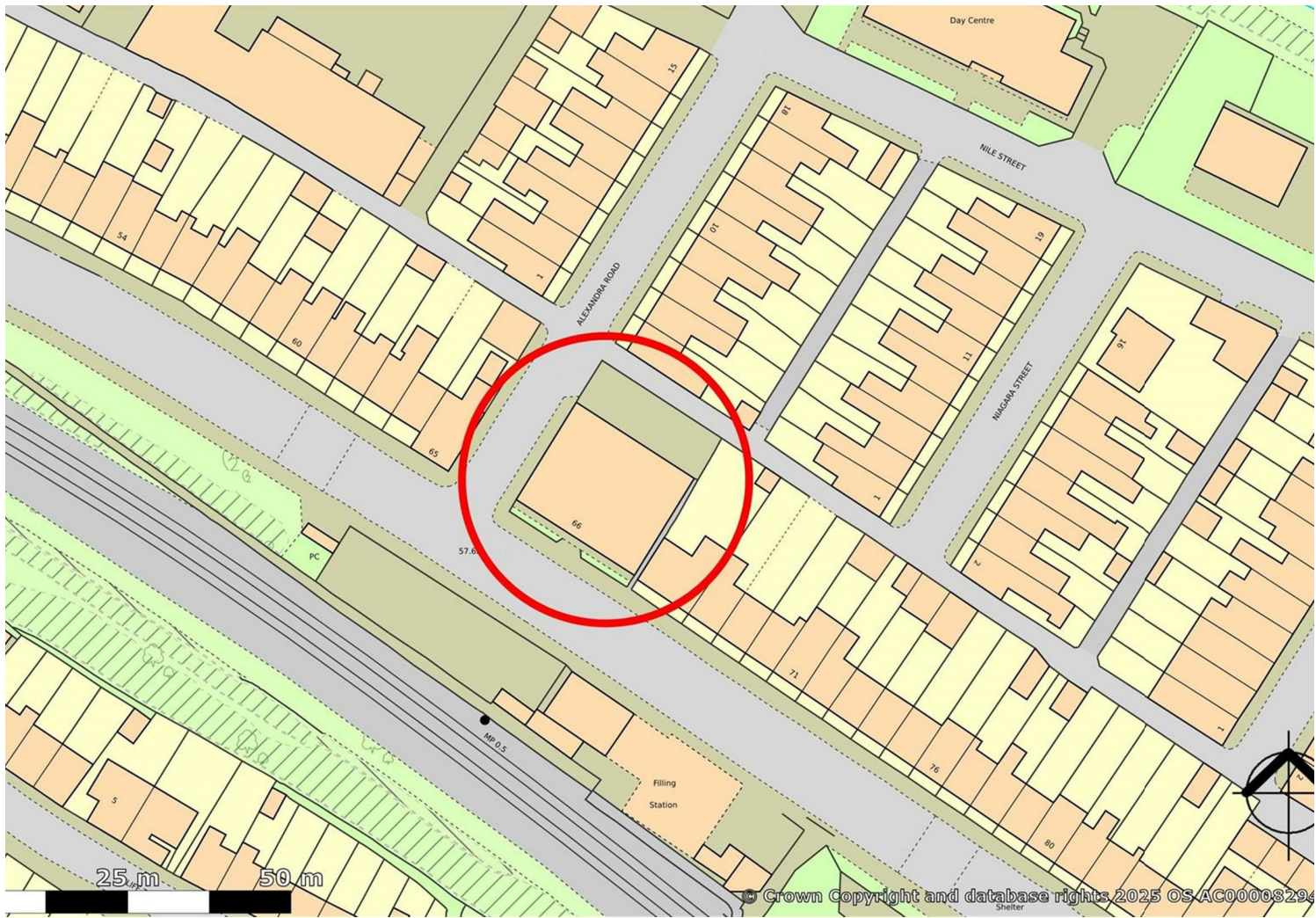


Unit 3

Unit 2

Unit 1





# HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
 65 High Street, Cowbridge, CF71 7AF  
 01446 771777 cowbridge@harrisbirt.co.uk

Cardiff  
 359 Caerphilly Road, Cardiff, CF14 4QF  
 02920 614411 cardiff@harrisbirt.co.uk

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

