



## 6 Maritime Industrial Estate

Pontypridd CF37 1NY

**TO LET**

Modern Industrial Unit

Total area 2,092 ft<sup>2</sup> (194.32 m<sup>2</sup>)

- + Parking to the front
- + WC facilities
- + 3 Phase electricity supply

029 2081 1581

[www.emanuel-jones.co.uk](http://www.emanuel-jones.co.uk)

**LOCATION**

Maritime Industrial Estate is located approximately 1 mile south of Pontypridd town centre and is within a two minute drive of the A470 Dual Carriageway. Pontypridd railway station is within a 10 minute walk just north of the estate.

The available property is located towards the rear of the cul de sac on the right hand side. Notable occupiers in close proximity include AC Distribution, Plumb Center Pontypridd and V & S Autos.

**DESCRIPTION**

The available property is an end of terrace industrial unit of steel portal frame construction with profile sheet cladding. The unit is predominantly open plan with some partitioning at the rear of the unit. There is a WC at the front of the property. Access is via a door and a roller shutter.

The unit benefits from a parking area to the front capable of accommodating 2/3 vehicles. The property is served by mains gas, water and electricity (3 phase).

**ACCOMMODATION**

The property provides the following approximate areas;

Total area 2,092 ft<sup>2</sup> | (194.32 m<sup>2</sup>)

**LEASE TERMS**

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

**RENT**

£12,500 per annum exclusive.

**VAT**

The property has not been elected for VAT.

**BUSINESS RATES**

We are informed that the rateable value of the property is £7,800 and therefore qualifies for small business rates relief.

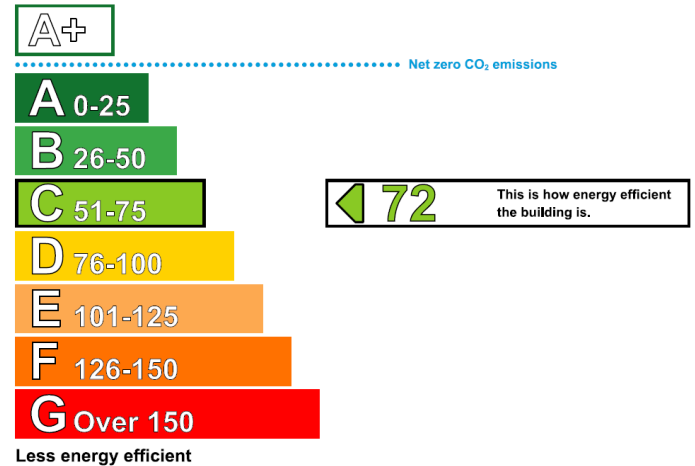
Interested parties should make their own enquiries with the Local Authority.

**USE**

We understand the property benefits from B2 planning use.

**EPC**

More energy efficient



Less energy efficient

**LEGAL COSTS**

Each party to bear their own legal and professional costs incurred.

**VIEWING**

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams  
 Email: david@emanuel-jones.co.uk  
 rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



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