emanueljones
chartered surveyors

2C Maritime Industrial Estate
Pontypridd, CF37 1NY

TO LET

WAREHOUSE / INDUSTRIAL
3,723 sq ft (345.91 sq m)

+ Excellent location
+ Warehouse with ancillary office
+ Side loading capability

029 2081 1581

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LOCATION

The property is situated on Maritime Industrial Estate and benefits from good access to major arterial routes with access to the A470 1 mile east and access to the M4 Motorway approximately 8 miles south thereafter.

Other local occupiers include a mix of local and national businesses such as the Royal Mail, Wolseley and Andrews Sykes Hire Ltd.

DESCRIPTION

The property comprises open warehouse accommodation which benefits from an electric roller shutter door (approx. 5m x 5m) with concrete floor, painted block walls and strip fluorescent lighting with minimum eaves height of 4.5m.

The property also provides office accommodation benefitting from carpeted flooring, plastered and painted walls, recessed LED box lighting and gas fired central heating. The property provides 3-phase electricity and mains gas and water with some external yard which can be utilised for external storage and loading.

ACCOMMODATION

The property has been measured on a gross internal area basis and provides the following areas:

Warehouse	2,967 sq ft	|	275.64 sq m
Office	756 sq ft	|	70.27 sq m
TOTAL	3,723 sq ft	|	345.91 sq m

CAR PARKING

There is car parking at the front of the unit capable of accommodating up to 4 vehicles.

RENT

The premises is available at a quoting rent of £19,500 per annum.

LEASE TERMS

The premises is available to let via a new lease for a term to be agreed.

BUSINESS RATES

The property has a rateable value of £15,250. Using the 2021/22 UBR (53.5p), this results in rates payable of £8,158.75.

Interested parties should reply on their own enquiries with the Local Authority.

EPC

To be assessed.

VAT

To be confirmed.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Rhys Williams / Carlo Piazza
Email: rhys@emanuel-jones.co.uk
carlo@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

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November 2021

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