



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
- + On site car parking

029 2081 1581

www.emanuel-jones.co.uk

LOCATION

The property is located within Maritime Industrial Estate, a well-established industrial development situated to the southwest of Pontypridd town centre.

The estate is accessible via Sardis Road and offers excellent connectivity to major arterial routes, with the A470 located just 1 mile to the east and the M4 Motorway approximately 8 miles to the south.

The estate is home to a range of local and national businesses, including Royal Mail, Wolseley, and Andrews Sykes Hire Ltd.

DESCRIPTION

The property comprises a semi-detached warehouse featuring a level access electric roller shutter door (approximately 5m x 5m), a concrete floor, painted block walls, and fluorescent lighting, with a minimum eaves height of 4.5m.

Additionally, the property includes office accommodation with carpeted flooring, plastered and painted walls, recessed LED box lighting, and gas-fired central heating.

The property has male and female WC's, kitchen, 3-phase electricity, mains gas, and water, and offers a small external yard suitable for 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 2 vehicles.

2C Maritime Industrial Estate
Pontypridd, CF37 1NY

RENT

The premises is available at a quoting rent of £22,500 per annum.

LEASE TERMS

The property is available under a new lease with terms to be agreed. Landlord is responsible for the maintenance of the roof.

BUSINESS RATES

The property has a rateable value of £17,500.

Using the 2024/25 UBR (56.2p), this results in rates payable of £9,835.

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

EPC

The property has an EPC in Band C. Further details on request.

VAT

The property has been elected for VAT and will be charged where applicable.

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 / Luca Piazza
Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



November 2024

Subject to contract & availability. Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

TO LET

www.emanuel-jones.co.uk

PLANS FOR IDENTIFICATION PURPOSES ONLY



2C Maritime Industrial Estate
Pontypridd, CF37 1NY

Subject to contract & availability, Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.