

Unit 12

Maritime Industrial Estate, Pontypridd, Rhondda Cynon Taff. CF37 1NY



Trade Counter / Light Industrial / Business Unit

TO LET | Industrial
1,262 sqft (117.24 sq m)
£12,305 per annum (Excl.)

Key Features

- Excellent road links - Close proximity to Pontypridd Town Centre and A470
- Established trade, distribution and industrial location
- Occupiers in close vicinity include Royal Mail, Charter Hire, and Plumb Centre
- Self-contained site (One Way System)
- Unit 12 comprised end of terrace unit
- 1 No. roller shutter door with separate glazed pedestrian access door onto Central Courtyard

Description

Light industrial / business unit in close proximity to Pontypridd Town Centre and the A470. Established trade, industrial and distribution location.

Accommodation

- End of terrace unit of 1,262 sq ft (117.24 sq m)
- Single roller shutter door and separate pedestrian entrance also via the central Court yard.
- 1 No. WC's
- Minimum eaves height 3 m .
- Maximum eaves height 5 m.
- Roller shutter door - 2.8 m Height, 3 m Width



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Further info visit:

<https://www.jenkinsbest.com/properties/unit-12-maritime-industrial-estate-pontypridd/>

Location

Maritime Industrial Estate is located on the southern outskirts of the town of Pontypridd just off Sardis Road which leads to the A4058. Pontypridd town centre and train station are with 0.5 miles of the estate. The A470 dual carriageway is located 1.5 miles away and links to the M4 Junction 32 (8 miles to the south) and Merthyr Tydfil to the north. Cardiff is situated approximately 12 miles to the south .

Tenure & Terms

Unit 12 is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

Rent

£12,305 per annum exclusive. VAT is applicable,

Rateable Value

Occupiers will be responsible for Business Rates .Current Rateable Value £9,600. Multiplier 53.5 pence (2023/24). Rates payable £5,136. Unit currently qualifies for an element of small business rates relief. Contact Rhondda Cynon Taff council for further details.

Estate service charge / building insurance

An estate service charge is levied for the maintenance of the common areas. Each unit contributes a fair proportion of the overall service charge. Budget figure £2,050 (excl.) reviewed Dec 24. The Landlord insures the building and recovers the annual premium from the tenant.

Legal costs

Each party will be responsible for their own legal costs.

Energy Performance Certificate

D-82. Certificate available upon request.

Further information

Please contact Jenkins Best on 02920 340033



Disclaimer

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April 2024

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