

Available Due To Relocation

To Let

2A & 2C Maritime Industrial Estate Pontypridd, CF37 1NY

3,727 sq ft (345.91 sq m) - 21,914 sq ft (2,035.88 sq m)

029 2081 1581

www.emanuel-jones.co.uk

- Prominent industrial / warehouse units
- Units can be leased separately or combined
- Excellent transport links
- Large secured gated yard to side



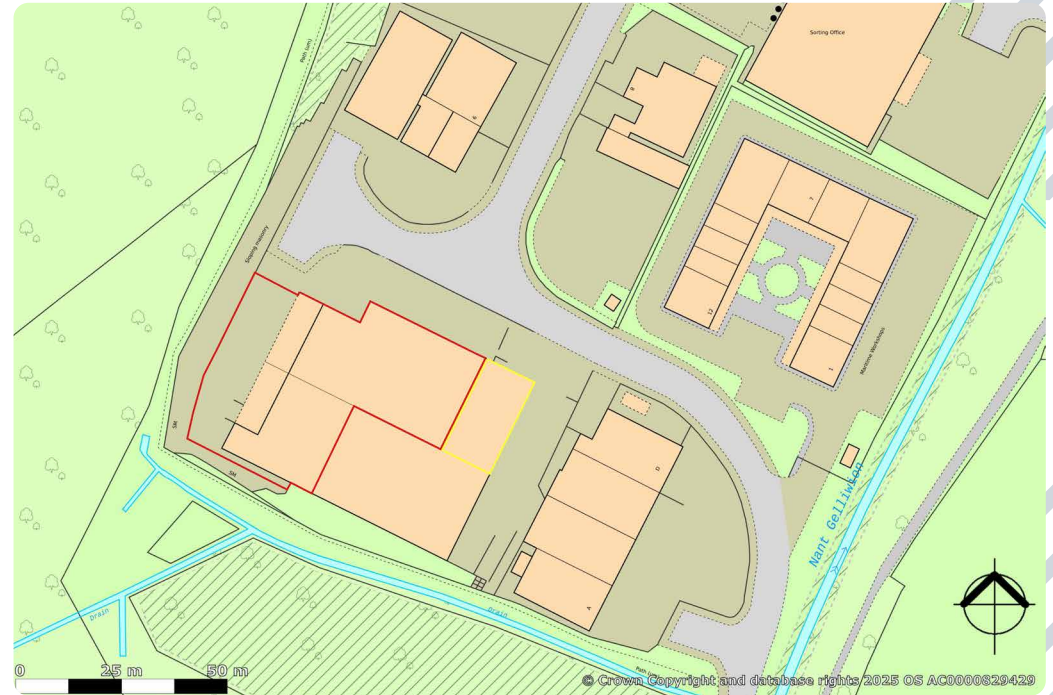
Location

Pontypridd sits at the junction of the Rhondda and Taff Valleys, forming a strategic base within Rhondda Cynon Taff. The town (population c.31,500) is part of the Cardiff Capital Region, serving 1.5 million people across South East Wales.

Pontypridd is a key hub on the Core Valley Lines and central to the South Wales Metro project, which is enhancing regional connectivity and reducing journey times. The town also hosts two University of South Wales campuses, reinforcing its role as an important centre for employment and education.

Maritime Industrial Estate is a well established industrial development to the south west of Pontypridd town centre, accessed via Sardis Road and the A4058. The A4058 links to the A470, providing dual carriageway access north to Merthyr Tydfil (12 miles) and south to Cardiff (12 miles). Junction 32 of the M4 is 7.5 miles away (approx. 11 minutes by car).

Pontypridd train station is within walking distance (0.5 miles), offering direct services to Cardiff Central in around 30 minutes. Nearby occupiers include Royal Mail, Wolseley, and Andrews Sykes Hire Ltd.



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Description

The property comprises two self contained industrial units, available individually or together. Historically occupied as a single unit, the accommodation can be readily reconfigured. Both units are of brick construction beneath a pitched profiled sheet roof, with modern two storey offices to the front and warehouse space offering minimum eaves height of 4.5m.

2A Specification:

- Modern steel mezzanine (part)
- Self contained gated yard to side
- Dedicated front car park providing 15 spaces (inc 1 disabled)
- Suspended gas heater (part)
- 5 access roller shutters to side (including 3x dock levellers)
- Suspended strip lighting in warehouse
- Modern offices with suspended ceilings and recessed lighting
- Gas combi boiler with radiators
- Kitchen facilities
- Male/female WC's

2C Specification:

- Shared side access with external storage area
- Level access electric roller shutter to side
- 2 front car parking spaces
- Modern offices with LED lighting
- Gas combi boiler with radiators
- Kitchen facilities
- Male/female WC's

Accommodation

We understand the property comprises the following approximate areas.

	Area	Area sq ft	Area sq m
Unit 2A *	Main Warehouse	8,226	764.18
	Smaller Warehouse	3,193	296.60
	Mezzanine	1,835	170.50
	Stores	613	56.95
	GF offices/WC's/Kitchen	1,801	167.34
	FF offices/Showroom/WC's	2,519	234.01
	Sub Total	18,187	1,689.63
Unit 2C	Main Warehouse	2,967	275.64
	Offices	756	70.27
	Sub Total	3,727	345.91
	Total	21,914	2,035.88

* In addition, Unit 2A benefits from a canopy measuring approximately 2,218 sq ft (206.04 sq m).

Rent

Units 2A & 2C - **£110,000** per annum exclusive.

Unit 2A - **£90,000** per annum exclusive.

Unit 2C - **£20,000** per annum exclusive.

Lease Terms

The property is available under a new internal repairing and insuring lease for a term of years to be agreed. Unit 2A is subject to vacant possession.

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Pontypridd, CF37 1 NY**

Use

We understand the property benefits from B1/B2/B8 planning.

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

Business Rates

We are informed that the current rateable value of the properties are as follows:

2A - £52,000 (from April 2026, the RV will be £69,000)

2C - £17,500 (from April 2026, the RV will be £21,500)

The current UBR multiplier for the year 2025/26 is £56.8p.

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

Epc

The properties have the following EPC's:

Unit 2A – To be assessed.

Unit 2C – Band C.

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.



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