



STARTER UNIT

Unit 11, Maritime Workshops, Maritime Industrial Estate, Pontypridd, CF37 1NY

Industrial/trade Unit To Let

Summary

Tenure	To Let
Available Size	606 sq ft / 56.30 sq m
Rent	£8,365 per annum payable quarterly in advance
Service Charge	£1,045 per annum Budget Year End Dec 2025
Rates Payable	£2,669.50 per annum Based on 2023 Valuation
Rateable Value	£4,750

Key Points

- Popular trade, distribution and industrial location
- Occupiers in close vicinity include Post Office, National Plastics and Plumb Center
- 1 No. roller shutter door and separate glazed pedestrian access door onto central court
- Excellent road links. Close proximity to Pontypridd Town Centre and A470
- Self-contained site (One Way System)
- Gross Internal Area = 606 sq ft (56.3 sq m)

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Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£144.03 per annum Approximate Premium for Year Ending Dec 2025
EPC Rating	C (75)

Description

Close proximity to Pontypridd Town Centre and the A470. Established trade, industrial and distribution location.

Location

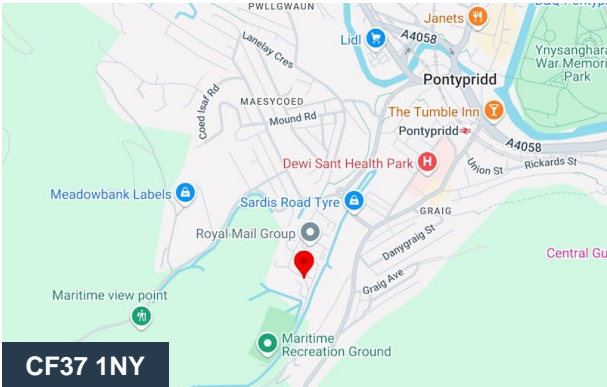
Maritime Industrial Estate is located on the southern outskirts of the town of Pontypridd just off Sardis Road which leads to the A4058. Pontypridd town centre and train station are with 0.5 miles of the estate. The A470 dual carriageway is located 1.5 miles away and links to the M4 Junction 32 (8 miles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

Specification

Unit 11 is of steel frame construction and the elevations are a combination of brick / blockwork and insulated steel sheeting. The unit has a roller shutter door and separate pedestrian access. 1 No. W.C
Minimum eaves height 3.1m
Maximum eaves height 4.65m.
Roller shutter door: 2.8m Height, 3m Width

Terms

Unit 11 is available by way of a new Full Repairing and Insuring Leases for a term to be agreed.



Viewing & Further Information



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