



Unit C2, Coedcae Lane Industrial Estate, Pontyclun, CF72 9HG

Prominent trade / light industrial unit - Coming Soon - New Lease available - Unit to be refurbished

Summary

Tenure	To Let
Available Size	1,835 sq ft / 170.48 sq m
Rent	Rent on application
Service Charge	£1,329 per annum The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate. Further details available on request
Rates Payable	£7,242 per annum based on April 2026 Valuation

Key Points

- Established Distribution / Industrial location
- Excellent road links -Close proximity to A4119 and M4 Motorway (J.34)
- Occupiers on the Estate include Travis Perkins, Howdens, Screwfix, Greggs and Toolstation
- Unit to be refurbished

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Summary

Available Size	1,835 sq ft
Rent	Rent on application
Rates Payable	£7,242 per annum based on April 2026 Valuation
Rateable Value	£12,750
Service Charge	£1,329 per annum The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate. Further details available on request
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£468 per annum Current annual building insurance premium.
EPC Rating	D (77)

Description

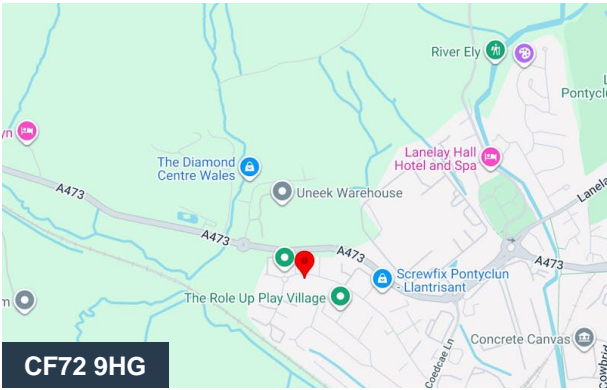
Unit C2 is a mid-terrace light industrial / trade unit - Unit to be refurbished to include LED lighting, decoration and new roller shutter door.

Location

Unit C2 is situated on Coedcae Lane Industrial Estate, Pontyclun, an established commercial area of South Wales. The estate provides access to the A473 which connects to Llanharan to the West and Talbot Green / Llantrisant in the East in addition to the A4119, which provides direct access to Junction 34 off the M4 Motorway, to the South.

Terms

Unit C2 is available by way of a New Full Repairing and Insuring Lease for a Term to be agreed.



Viewing & Further Information



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