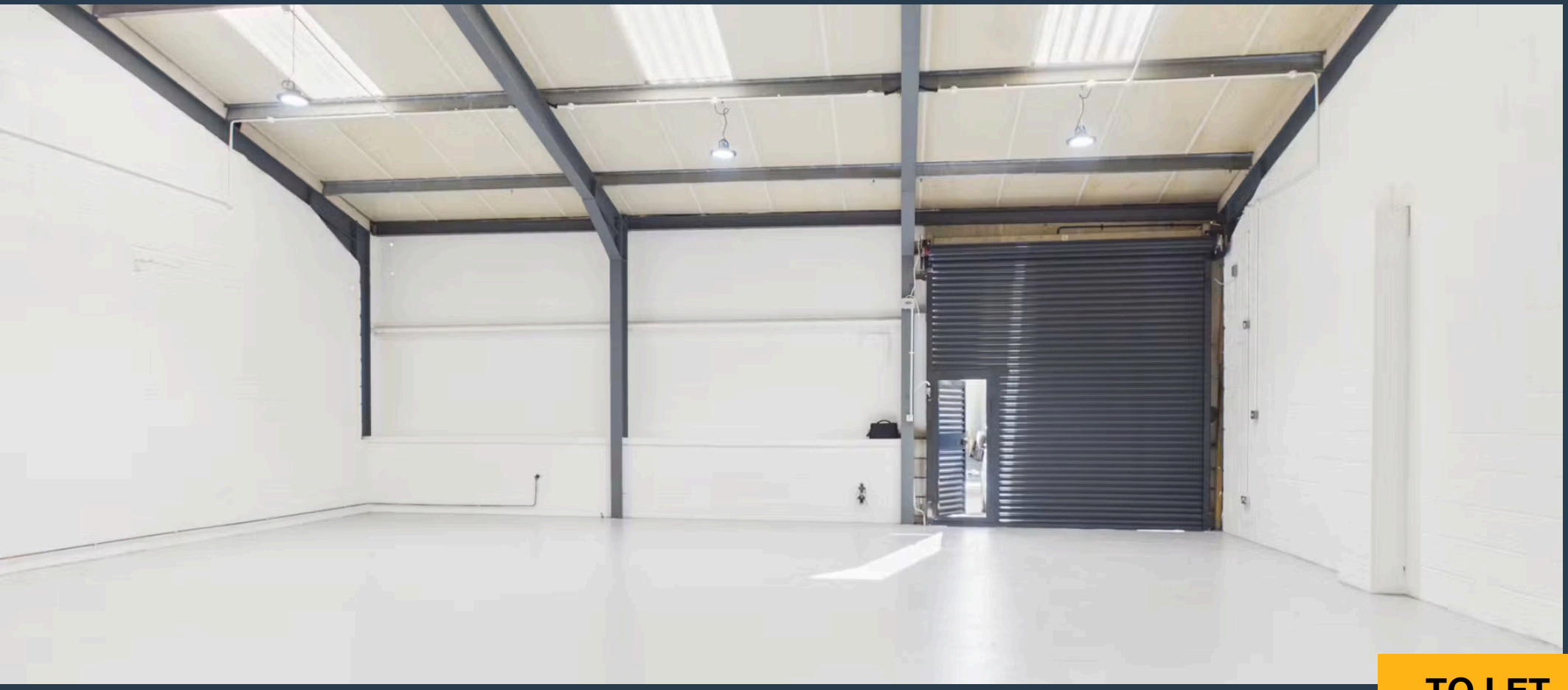
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Industrial

1,200 sq ft (111.48 sq m)



TO LET

Unit 3, Pontcynon Industrial Estate, Mountain Ash, CF45 4EP

Available Now - Modern Trade / Industrial Unit To Let (1,200 sq ft)

- Established modern business park
- Direct access to A4059 leading to A470 and thereafter J.32 M4 and Cardiff
- Gated / fenced estate
- Electric roller shutter Door
- LED Lighting
- Three phase electricity
- Open plan warehouse /production area with WC
- Unit may qualify for an element of Small Business Rates Relief - please confirm with RCT
- Virtual Tour and Floor Plan available

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Size

1,200 sq ft (111.48 sq m)

Rent

£10,200 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Pontcynon Industrial Estate is located along the A4059 between Mountain Ash and Abercynon. The estate is 10 miles north of Junction 32 of the M4, which is accessed via the A470, having good links with Cardiff City Centre (17 miles).

To the North of the unit is Hirwaun (9 miles) and Aberdare (7.5 miles) accessed via A4059 with Merthyr Tydfil (10 miles) accessed via the A470. To the South is Pontypridd (6 miles) and Cardiff (17 miles), both accessed via the A470.

Connectivity

Road

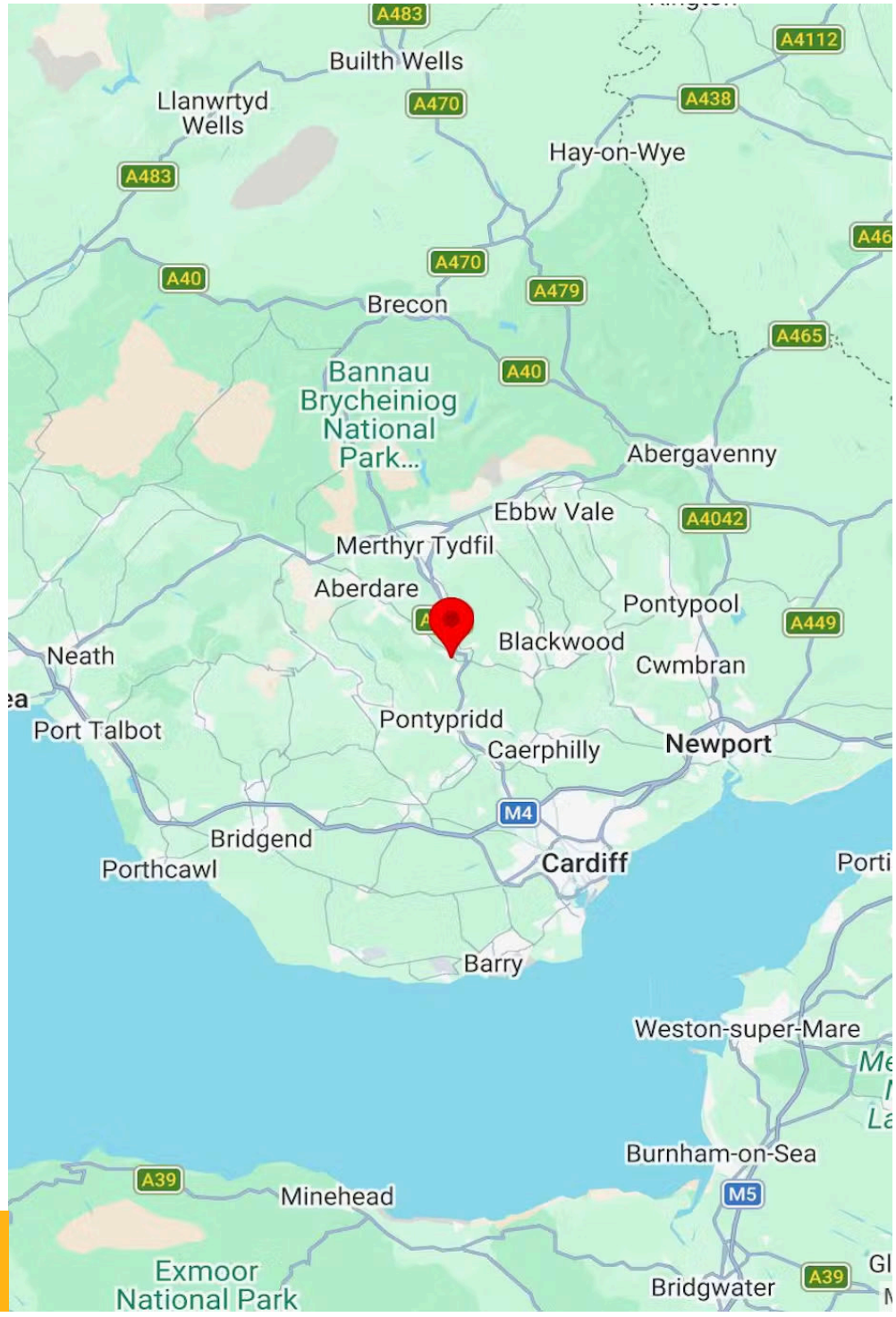
A470	2.5 miles
M4 (Jct 32)	13 miles

Cities

Cardiff	14 miles
Aberdare	7 miles
Pontypridd	7 miles

Train Stations

Penrhiwceiber	0.2 miles



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what3words

Description

Pontcynon Industrial Estate comprises a series of small industrial/ warehouse units, arranged in separate terraces and accessed via the main estate road.

These mid-terraced units are of steel portal frame construction. Externally, the units have steel profile cladding.

The roofs are dual pitched steel cladding sheets incorporating translucent roof lights. Internally, the units have W/C facilities and LED lighting throughout.

The units are accessed through a pedestrian door and benefit from full height roller shutter doors.

- Fenced and gated estate
- Forecourt parking and loading
- Electric roller shutter Door
- W.C
- LED lighting
- All mains services
- Sectional up and over loading door and separate pedestrian access
- Unit may qualify for small business rates relief - please confirm with local authority
- Virtual Tour and Floor Plan available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	1,200	111
TOTAL	**1,200**	**111**

Specification

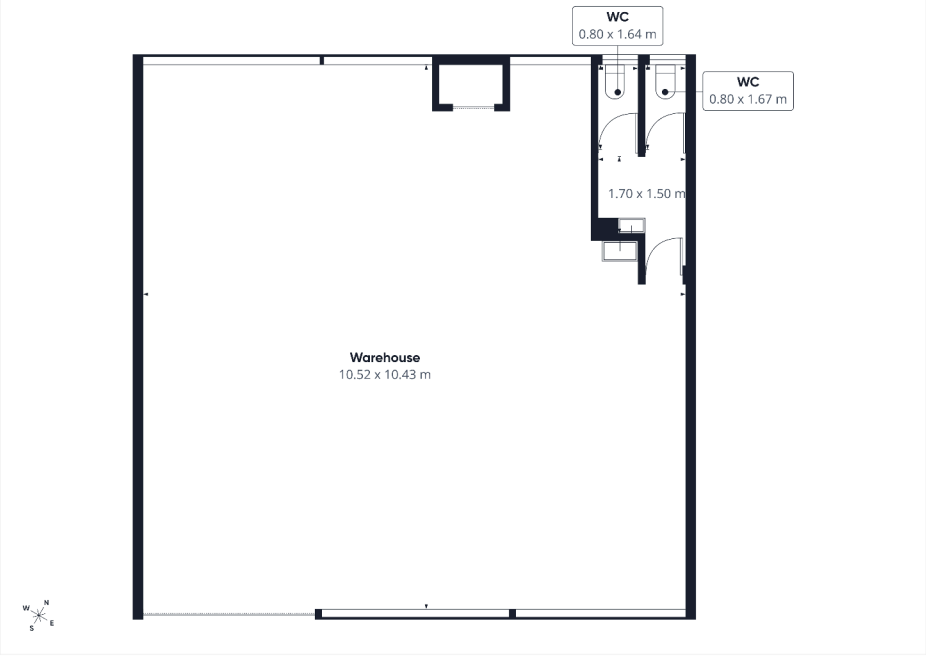
EPC: B (46)

Minimum clear internal height (m): 5.2

Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 6.3



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Unit 3, Pontcynon Industrial Estate, Mountain Ash, CF45 4EP







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Sat Nav. **CF45 4EP**



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Viewings

Via Jenkins Best

Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application

Rent

£10,200 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £8,700
Rates Payable: £4,367.40 per annum Based on April 2026 Valuation

Legal Costs

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

EPC

B (46)

VAT

Applicable

Availability

Available Immediately

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Regulated by RICS

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