Jenkins Best

Industrial
TO LET



Unit 11, Pontcynon Industrial Estate, Mountain Ash, CF45 4EP

Available Now - Modern Trade / Industrial Unit To Let (575 sq ft)

Summary

Tenure	To Let
Available Size	557 sq ft / 51.75 sq m
Service Charge	Budget Year End June 2027
Business Rates	Based on April 2026 Valuation
EPC Rating	Upon enquiry

Key Points

- Established modern business park
- Gated / fenced estate
- 24 Hour Acces
- LED Lighting
- Open plan warehouse /production area with WC
- Direct access to A4059 leading to A470 and thereafter J.32 M4 and Cardiff
- roller shutter Door
- Three phase electricity

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Summary

Available Size	557 sq ft
Business Rates	Based on April 2026 Valuation
Service Charge	Budget Year End June 2027
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	Approximate Premium for Year Ending June 2026
EPC Rating	Upon enquiry

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.

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.

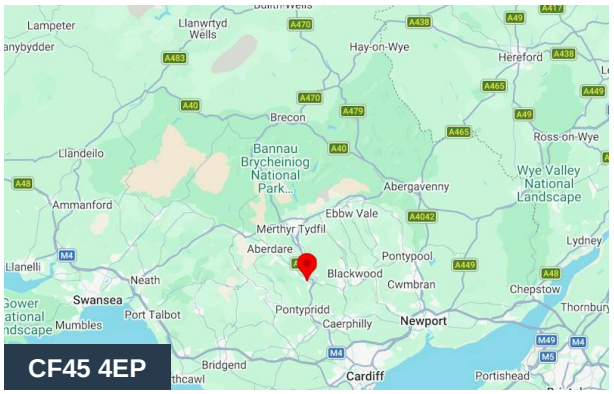
Accommodation

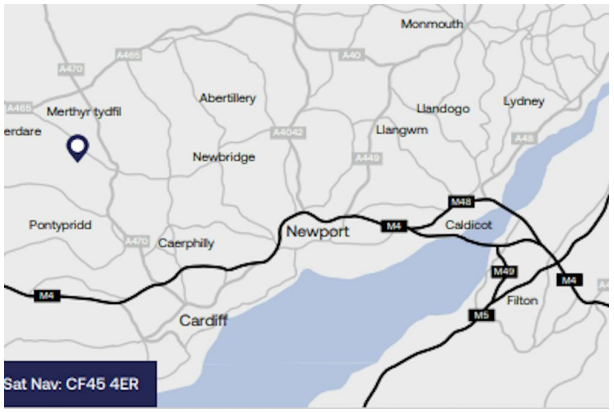
Name	sq ft	sq m	Availability
Unit - 11	557	51.75	Available
Total	**557**	**51.75**	

Specification

Fenced and gated estate
New roller shutter and LEDs
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

Viewings







Viewing & Further Information



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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

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