



To Let

Prominent Industrial Unit on an Established Industrial Estate in Pontypridd.

- Established Industrial Location
- Prominent Industrial/ Warehouse Units
- Units can be leased separately or combined
- Excellent transport links
- Large secure gates yard to side

Unit 2A & 2C

Maritime Industrial Estate, Pontypridd, CF37 1NY

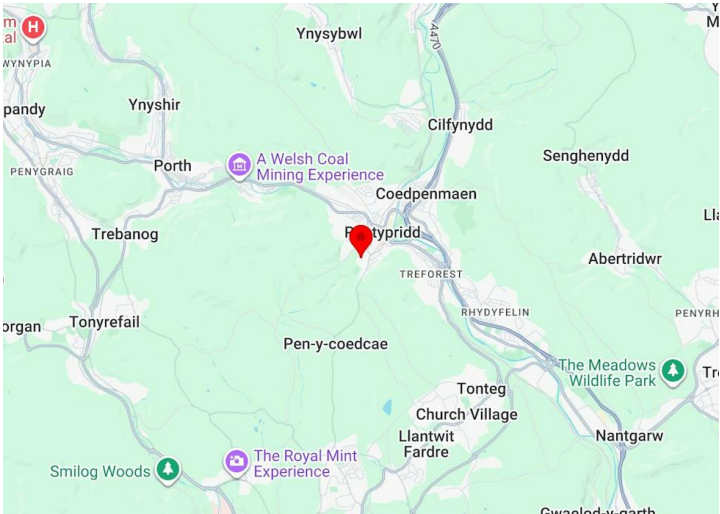
3,727 to 21,914 sq ft

346.25 to 2,035.88 sq m

Reference: #374624

Unit 2A & 2C

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Summary

Available Size	3,727 to 21,914 sq ft / 346.25 to 2,035.88 sq m
Rent	Rent on application
Service Charge	N/A
EPC	C (58)

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2A	18,187	1,689.63	Available
Unit - 2C	3,727	346.25	Available
Total	21,914	2,035.88	

Specification

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

Adam Conway

