



## Block 1 Maritime Industrial Estate

Pontypridd, CF37 1NY

£9,100 (From) Per Annum plus VAT

HARRIS & BIRT

Opportunity to let individual units from 600 sq ft up to 4,375 sq ft which form part of a newly re-developed industrial unit with compound and options to sub-divide to suit occupier requirements.

### 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.

The subject property is prominently positioned fronting the industrial estate with excellent roadside visibility.

### Description

The subject property has recently been fully redeveloped and comprises 11 No modern high bay industrial/trade counter units. The RSD's measure 3m (w) by 4.2m (h). The units benefit from three-phase power, WC facility and a BT phone line. The unit can be let as a whole or individually with space available from 600 sq ft up to 4,375 sq ft. There is potential for additional mezzanine floor areas in each individual units should it be required.

Externally there is car parking directly to the front of the units with a perimeter fenced compound and 2 No access points from the main industrial roadway.

### Accommodation

From measurements taken onsite, we have calculated the following Gross Internal Areas:-

Total GIA - 4,375 sq ft (406.4 sq m)

Individual units can be sub-divided from 600 sq ft up to 4,375 sq ft to suit occupier requirements.

### Services

We have not tested any of the service installations and prospective occupiers must satisfy themselves as to the state and condition of such items prior to completion. We understand that the property benefits from mains electricity and water. There is no gas.

### Term

The property is available to let by way of new lease on terms to be agreed.

### Rent

Rent from £175 per week per unit i.e. £9,100 per annum plus VAT.

### EPC

EPC Rating: To be assessed.

### VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However, in this instance we understand that VAT is applicable.

### Business Rates

We have made online enquiries to the Valuation Office who confirm the following:

Rateable Value: To be assessed  
Uniform Business Rate (UBR): 50.2

We advise all interested parties to make their own enquiries with the Valuation Office Agency and Local Authority

### Plans, Areas & Schedules

Any plans within these particulars are published for illustration purposes only and are not to scale.

### Anti Money Laundering

As part of our obligation under the UK Money Laundering Regulations 2017, Harris & Birt will require any purchaser or tenant to provide proof of identity along with any other supporting documents requested.

### Arrange A Viewing

Strictly by appointment with the Joint Agents agents Harris & Birt or Brinsons Property Consultants.

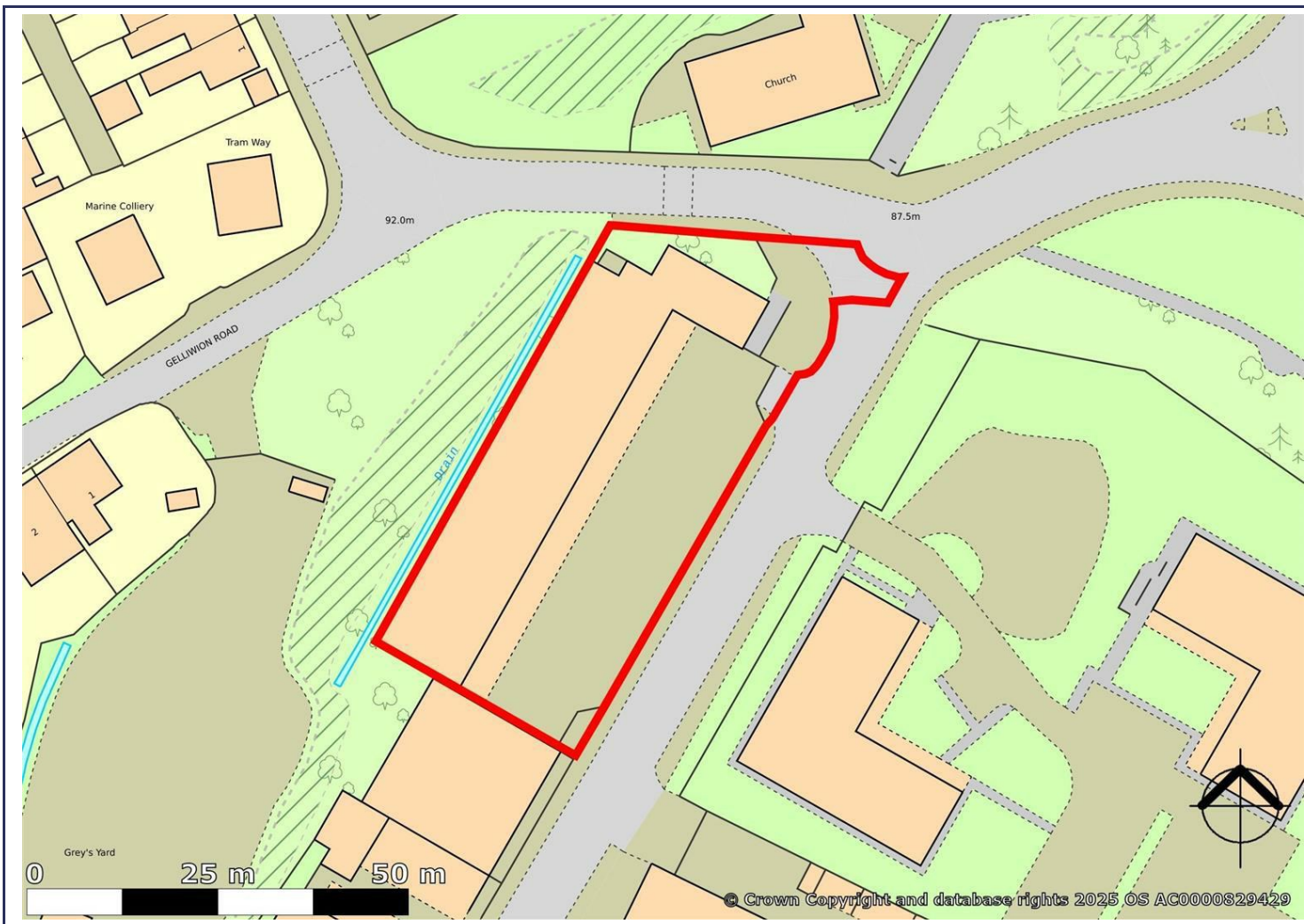
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### All Enquiries

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

