



## Unit K3 Coed Cae Lane Industrial Estate

Pontyclun, CF72 9HG

£35,000 Per Annum per annum plus VAT

HARRIS & BIRT

Opportunity to let a substantial industrial / warehouse unit circa 6,071 sq ft (564 sq m) with substantial rear parking on popular trading estate within close proximity to operators such as Howdens, Toolstation and Screwfix. Available to let from 1st July 2026.

#### Location

The property is located on the Coedcae Lane Industrial Estate, a popular business estate in the Pontyclun/ Llantrisant area of RCT. The estate is c. 3 miles north of J. 34 of the M4 via the A4119 dual-carriageway to Llantrisant. The estate is just off the main A473 headed towards Bridgend. Other occupiers in the vicinity include Screwfix, Travis Perkins, Howdens, Greggs and Toolstation.

#### Description

Unit K3 comprises a warehouse situated within a larger terrace of 3 No units. Salient points as follows:

- Steel portal framed unit
- Brick/cladding external elevations
- Open plan workshop with concrete slab floor
- Min. eaves height of 5.00m and max eaves height of 6.20m
- Rear loading door 5.60m (w) x 4.60m (h)
- Additional office & ancillary accommodation
- Within secured site with shared rear yard and substantial parking

#### Accommodation

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

TOTAL GIA - 6,071 sq ft (564 sq m)

Inclusive of:

Workshop/warehouse - 4,840 sq ft (449.7 sq m)

Storeroom - 439 sq ft (40.8 sq m)

Offices/ancillary - 791 sq ft (73.5 sq m)

#### Services

The property benefits from the provision of three phase electricity, mains water, and drainage. 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.

#### Terms

The property is available on a new Full Repairing and Insuring lease on terms to be agreed from the 1st July 2026.

#### Rent

£35,000 per annum plus VAT.

#### Energy Performance Certificate

EPC Band: C (75)

#### 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 payable.

#### Business Rates

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

Rateable Value: £33,500

Uniform Business Rate (UBR) 2024/25: 50.2

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

#### Plans, Areas & Schedule

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

#### Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

#### 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 only with the sole agents Harris & Birt. Please contact our office to arrange an appointment.

Daniel Jones MSc BSc (Hons) MRICS

or

Brooke Annandale BSc (Hons)

Commercial@harrisbirt.co.uk / 02920614411

#### All Enquiries

Harris & Birt

359 Caerphilly Road

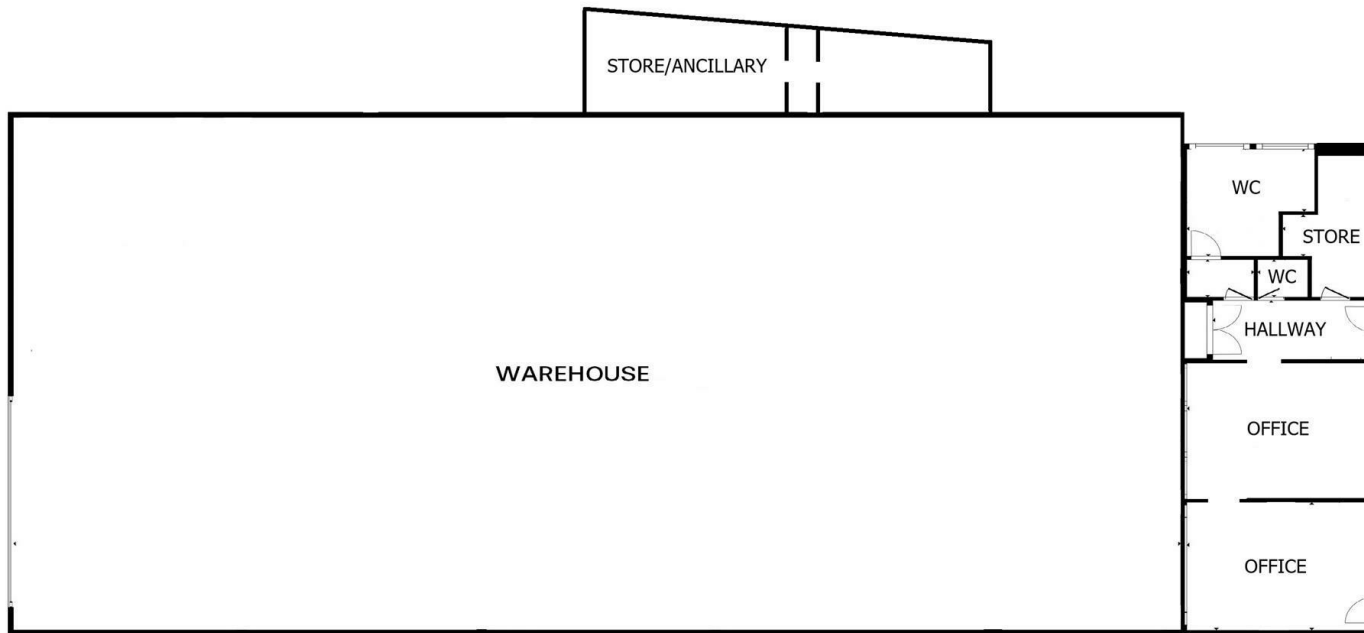
Birchgrove

Cardiff

CF14 4QF

Brochure created 30.03.2026 - Ref: ICW29





FLOOR PLAN  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



# HARRIS & BIRT

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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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

