



## Block 4, Maritime Industrial Estate

Pontypridd, CF37 1NY

£24,000 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let a 2,617 sq ft (243.1 sq m) warehouse with prominent roadside visibility, single single storey office with WC facility, adjacent compound and 3.4m minimum eaves.

### Location

The property benefits from roadside visibility and is located within Maritime Industrial Estate in Pontypridd. The Industrial Estate is on the southern side of Pontypridd Town Centre and close to the train station with excellent road links to the A470 circa 1.5 miles away and J32 of the M4 motorway approximately 8 miles to the south. Cardiff is situated approximately 12 miles to the south.

### Description

The property comprises a detached industrial unit of steel frame construction providing workshop and warehouse space. The unit benefits from a single storey office with WC facility, a roller shutter door measuring circa 4.1m (h) x 3.22m (w) and a 3.2m minimum eaves height. There is an adjacent compound for vehicular parking or storage.

### Accommodation

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

Total Gross Internal Area (GIA)  
2,617 sq ft (243.1 sq m)

Inclusive of:-  
Single storey office and WC circa 251 sq ft (23.3 sq m)

### Services

We understand that the property benefits from mains water, drainage and electric. However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently to the state and condition of such items prior to the transaction completing.

### Term

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

### Rent

£24,000 per annum plus VAT.

### EPC

EPC Rating: D (100).

### Business Rates

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

Rateable Value: To be re-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 in this regard.

### 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 have been advised VAT is applicable.

### Plans, Areas & Schedule

Any plans have been prepared to the foremost accuracy based on Land Registry plans. Any plans within these particulars are published for illustrative purposes only. The accuracy of such plans are not guaranteed.

### 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 documentation requested.

### Arrange A Viewing

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

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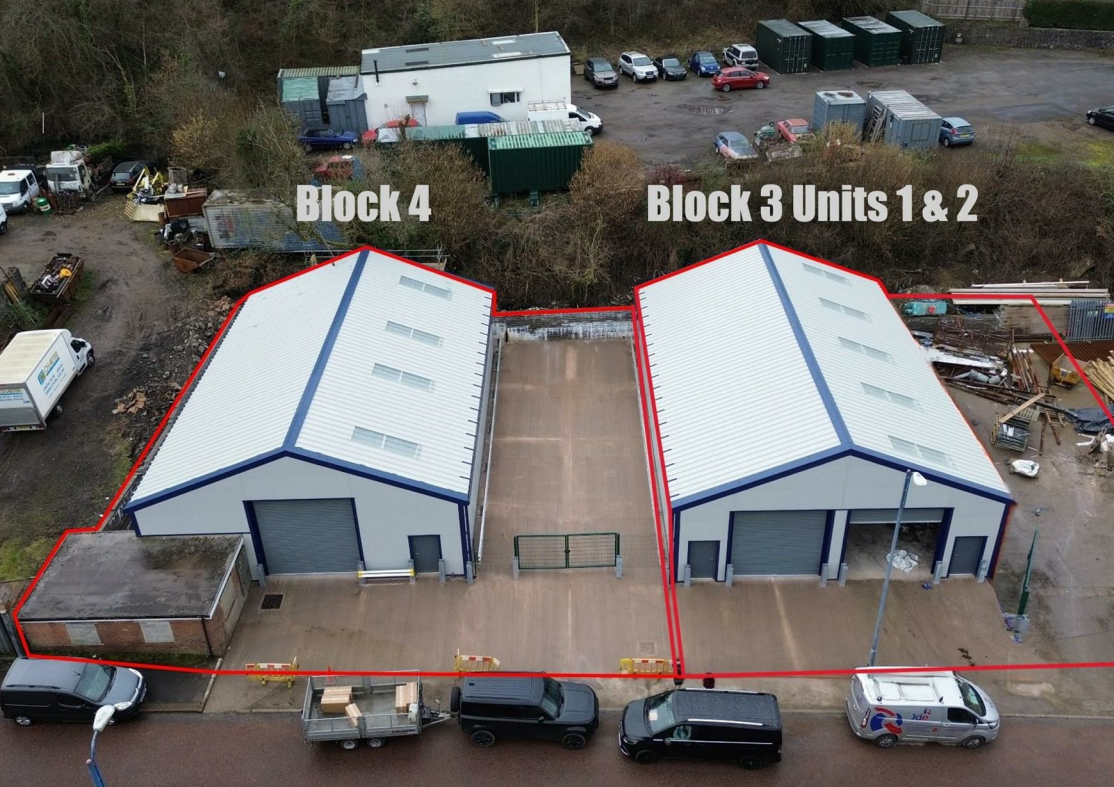
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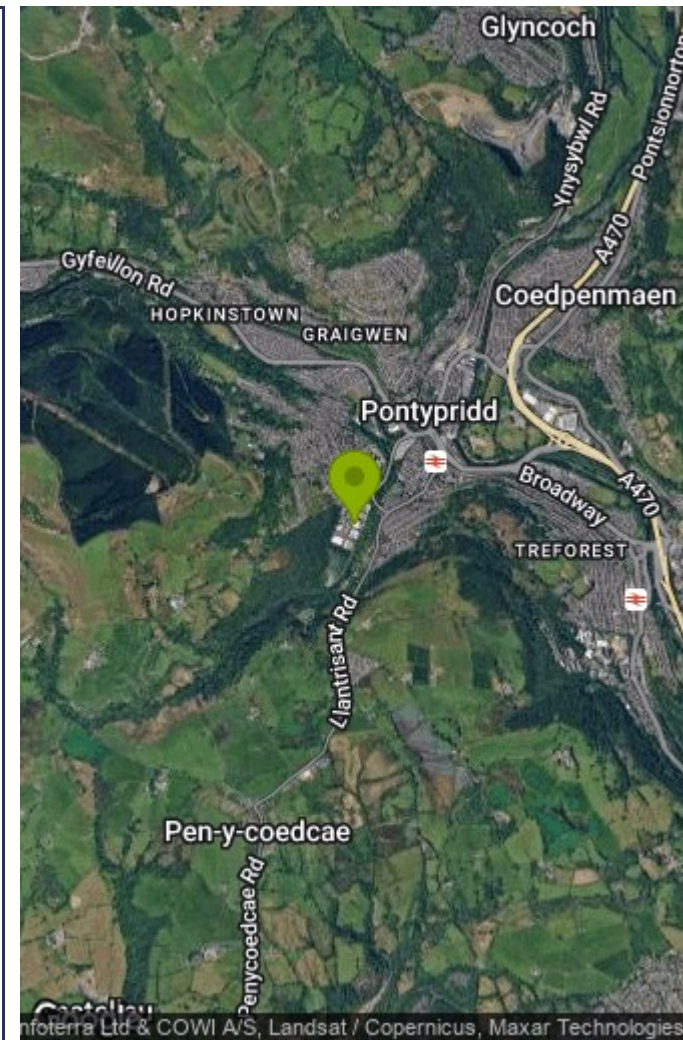
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### All Enquiries

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Brochure Created: 18.03.26 Ref: ICW35





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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		

