



Unit 1, Block 1 Maritime Industrial Estate

Pontypridd CF37 1NY

£13,000 Per Annum plus VAT

HARRIS & BIRT

Opportunity to let an individual unit which forms part of a newly re-developed industrial building with shop front and potential for Cafe / Food operation subject to obtaining the necessary consents. Total Gross Internal Area circa 1,075 sq ft (99.87 sq m).

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 forms part of a recently redeveloped industrial building comprising modern high bay industrial/trade counter units. The unit benefits from three-phase power, WC facility and a BT phone line and an aluminium shop front with double entrance doors. There is potential for an additional mezzanine floor area should it be required. Subject to obtaining the necessary consents the unit would be suitable for an industrial cafe / food operation.

Externally there is communal car parking directly to the front of the unit which is perimeter fenced with 2 No access points from the main industrial roadway.

Accommodation

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

Total GIA - 1,075 sq ft (99.87 sq m)

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

£250 per week i.e. £13,000 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.

Daniel Jones MSc MRICS (Harris & Birt)
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or

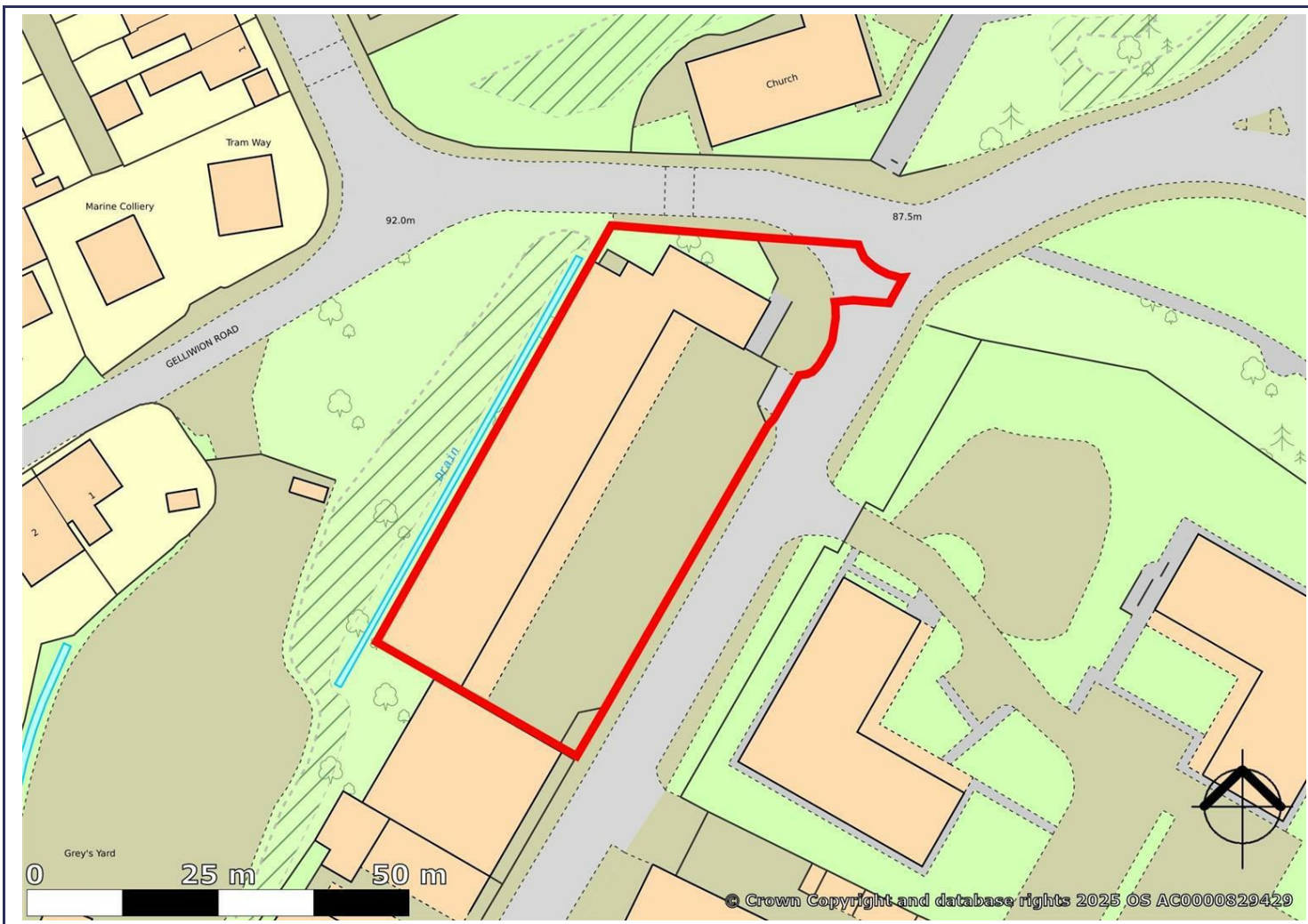
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All Enquiries

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Brochure Created: 10th August 2026 Ref: ICW25





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

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

