



1,853 sq ft (172.15 sq m)
**Warehouse accommodation with
office and associated parking**

Property Highlights

- Established industrial / trade location
- Occupiers in the area include Post Office, Charter Hire & Plumb Centre
- Excellent road links, close proximity to the A470
- Self contained site (One Way System)
- New Lease available



For more information, please contact:

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Bristol,
BS1 6AL

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 trains station are within 0.5 miles of the estate. The estate benefits from excellent road links with 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 is a terraced light industrial unit of steel portal frame construction. Elevations are a combination of brick/blockwork and insulated steel sheeting. Minimum eaves height of 3.1m rising to a maximum of 4.65m. Single level roller shutter door and separate pedestrian door. WC. External circulation/parking area (communal).

Rent

£14,361 per annum exclusive (£7.75 per sq ft pa).

Rating

The property has been listed on the Valuation List 2017 as a rateable value of £9,800. This equates to a total rates payable of £5,243 pa when the UBR is applied. We understand the unit qualifies for tapered small business rates relief. Interested parties should make their own enquiries with the local authority.

Tenure

The unit will be available by way of a new lease on terms to be agreed.

Term

Our client is looking for a minimum 5-year term commitment albeit under certain circumstances they may consider permitting a tenant's break clause (within this period).

Service Charge

A service charge will be payable for the sum of £2,545 pa, as a contribution towards the maintenance of the common areas within the wider estate.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Services / Building Insurance

Occupiers will contribute towards the Estate Service Charge for the upkeep of the common parts of the building. The Landlord insures the building and recovers the annual premium from the Tenant. Tenants are responsible for contents insurance.

EPC

This unit has an energy performance rating of D(88). Certificate available upon request.

VAT

All figures are exclusive of VAT which the Landlord may elect to charge.

Legal Costs

Each party to bear their own legal and surveyors costs incurred in this transaction.

Viewing

For further information and to arrange an inspection please contact the sole/joint agents:

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Or contact our joint agents Jenkins Best on 029 2034 0033.

