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## UNIT TO LET

**BLOCK 2,  
3, MARITIME INDUSTRIAL ESTATE,  
PONTYPRIDD,  
CF37 1NY**

- Detached warehouse / workshop premises totalling circa 2,617 sq ft (243.1 sq m). Inclusive of single storey office and WC circa 251 sq ft.
- Roller shutter door, integral office, adjacent compound and 3.2m eaves height.
- Prominent roadside visibility.
- Located on an established industrial estate.
- Available Immediately.

**RENT: £24,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## 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 2 No roller shutter doors approximately 3.53m (w) x 3.74m(h) each and a 3.2m minimum eaves height. There is an adjacent compound and access from the side elevation.

## ACCOMMODATION

From measurements taken on site we have calculated the following approximate gross internal floor areas:-

Block 2 - 2,617 sq ft (243.1 sq m)

Inclusive of:

Single storey office and WC circa 251 sq ft (23.3 sq m).

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

## SERVICES

We understand that the property benefits from mains electric, water and drainage.

However, we have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

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

## PRICE

£24,000 per annum exclusive.

## EPC

TBC

## BUSINESS RATES

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

Rateable Value: To be re-assessed  
Uniform Business Rate 2024/25: 56.8p  
Gross Rates Payable: TBC

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

## 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.

## 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.

## MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Brinsons 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 Brinsons Property Consultancy or Harris & Birt.

Joshua Isaac BSc MSc MRICS (Brinsons Property Consultancy)

Email: [joshua.isaac@brinsonspc.co.uk](mailto:joshua.isaac@brinsonspc.co.uk)

Tel: 02920 867711

or

Daniel Jones MSc MRICS (Harris & Birt)

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Tel: 01446 771777

## SUBJECT TO CONTRACT AND AVAILABILITY

Jl/TL/2948/MAR26

### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

Brinsons is the trading name of Brinsons Ltd. Registered Office: Eastgate, Market Street, Caerphilly, CF83 1NX. Company Number: 060 30712



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