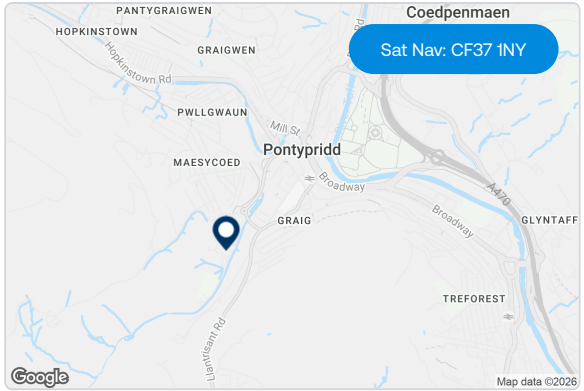
Mileway

Maritime Workshops

Pontypridd, CF37 1NY

Warehouse | 612 - 1,225 ft^2

- Parking available
- Electric roller shutter
- Separate pedestrian entrance
- External circulation
- LED lighting
- EPC Rating: B



Description

Maritime Industrial Estate is comprised of light industrial terraced units, each constructed using steel portal frames. The exterior walls feature a combination of brick and blockwork alongside insulated steel sheeting, providing both durability and insulation. The estate is designed as a self-contained area with a one-way traffic system, ensuring smooth vehicle flow and safety.

Each unit benefits from its own separate pedestrian entrance that leads directly to a communal parking area, offering convenient access for occupants and visitors. Recently refurbished in 2023, the units now include modern LED lighting and electric roller shutters for enhanced security and efficiency. Additionally, the units are equipped with W.C. facilities for occupant convenience. Units 3 and 4 hold an EPC rating of B, reflecting its energy-efficient design and features.

Location

Maritime Industrial Estate is located 0.5 miles on the southern side of Pontypridd town centre and the train station. With excellent road links to A470 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.

Further information

EPC
Unit 3/4: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3	Warehouse	613	Immediately	750
Unit 4	Warehouse	612	Immediately	750
Total		1,225		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Mileway