



TO LET

**Unit F1 – F3,
Coedcae Lane Industrial Estate
Pontyclun
CF72 9HG**

Prominent Industrial / Trade Unit

19,741 sq ft with a 0.4 acre yard

Your partners in property



LOCATION

Units F1-F3 are situated on Coedcae Lane Industrial Estate, which is in Pontyclun an established commercial and Trade area of South Wales.

The estate provides access to the A473 which connects to Llanharan to the West and Talbot Green / Llantrisant in the East in addition to the A4119, which provides direct access to Junction 34 of the M4 Motorway, to the South.

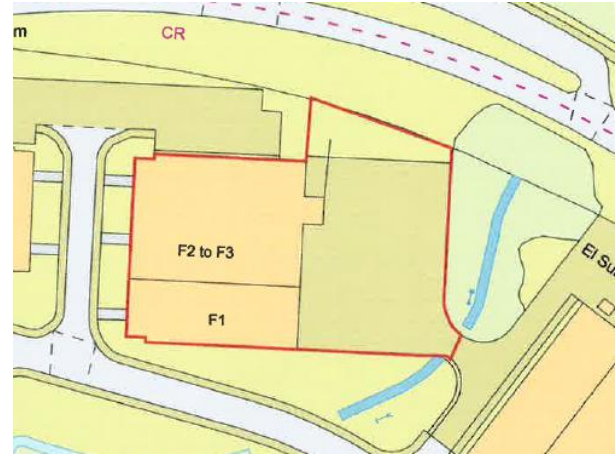
DESCRIPTION

Detached industrial / warehouse unit of steel portal frame construction, arranged over three bays. The lower elevations are of brickwork and upper elevations and pitched roof of insulated cladding.

Internally the warehouse has a minimum height of 5.5m, 3 level access electric loading doors, concrete flooring and warehouse lighting.

The office and welfare accommodation incorporates carpeted floors, a suspended ceiling with recessed lighting, painted walls and gas central heating.

Externally, the unit benefits from a securely fenced 0.4 acre yard



QUOTING RENT

The quoting rent is £7.00 per sq ft per annum exclusive.

TERMS

The property is available on a new Full Repairing and Insuring Lease.

SERVICE CHARGE

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.

Details available on request

Insurance

The landlord will insure the building and charge the occupier, details available on request.

RATES

Rateable Value: £77,000(2023 List)

Rates Payable: £43,736.

EPC.

Energy Performance Certificate Asset Rating 'C' (62).

A copy of the certificate is available upon request.

SERVICES.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

AML.

Any ingoing tenant will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Contact



For further information, or to arrange a viewing, please contact joint agents Knight Frank or Jenkins Best:



NEIL FRANCIS

07766 511983

neil.francis@knightfrank.com

RHYS PRICE

07974 366099

rhys.price@knightfrank.com

AUGUST 2025 - SUBJECT TO CONTRACT

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Particulars dated August 2025. Photographs dated August 2025.

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