



Detached unit of 22,445 sq ft (2,985.20 sq m)

Property Highlights

- Excellent access to the A470 and M4 Motorway
- Adjacent to Tesco Extra and Midway Retail Park
- Detached warehouse unit
- Fenced yard of circa 0.7 acres
- Subject to refurbishment
- New lease available

For more information, please contact:

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South West & Wales

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cushmanwakefield.com

Detached Unit– TO LET

Units A1 & A2 Gellihirion Industrial Estate, Pontypridd, CF37 5SX

Location

Gellihirion Industrial Estate is located on the eastern side of A470 dual carriageway. The estate is adjacent to a Tesco superstore and Midway Retail Park. The A470 dual carriageway is approximately 0.5 miles away via the Upper Boat junction, linking with both Junction 32 of the M4 Motorway (5 miles to the south) and Merthyr Tydfil and the A465 to the north. Cardiff is approximately 9 miles south of the estate.

Description

The property is a detached industrial / warehouse unit of steel portal frame construction. Lower elevations are of brickwork and upper elevations and the pitched roof are of profiled steel sheet cladding. Internally the unit offers clear open space with a minimum height of 5m and a maximum of 7.6m. Access is via two level roller shutter doors, measuring 4.25m (h) x 5m (w). There is a front integral single storey office and welfare block and the site also benefits from a fenced and gated yard of circa 0.7 acres.

Accommodation

	Sq Ft	Sq M
Warehouse	22,445	2,985.20
Total	22,445	2,985.20

Energy Performance Certificate

C-69

Mains Services

To be confirmed.

Business Rates

Rateable Value = £101,000 per annum

Rates Payable - £54,305 per annum

Tenure and Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Quoting Rent

Rent on application.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

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

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.

Viewing

For further information and to arrange an inspection, please contact agents:

Cushman & Wakefield:

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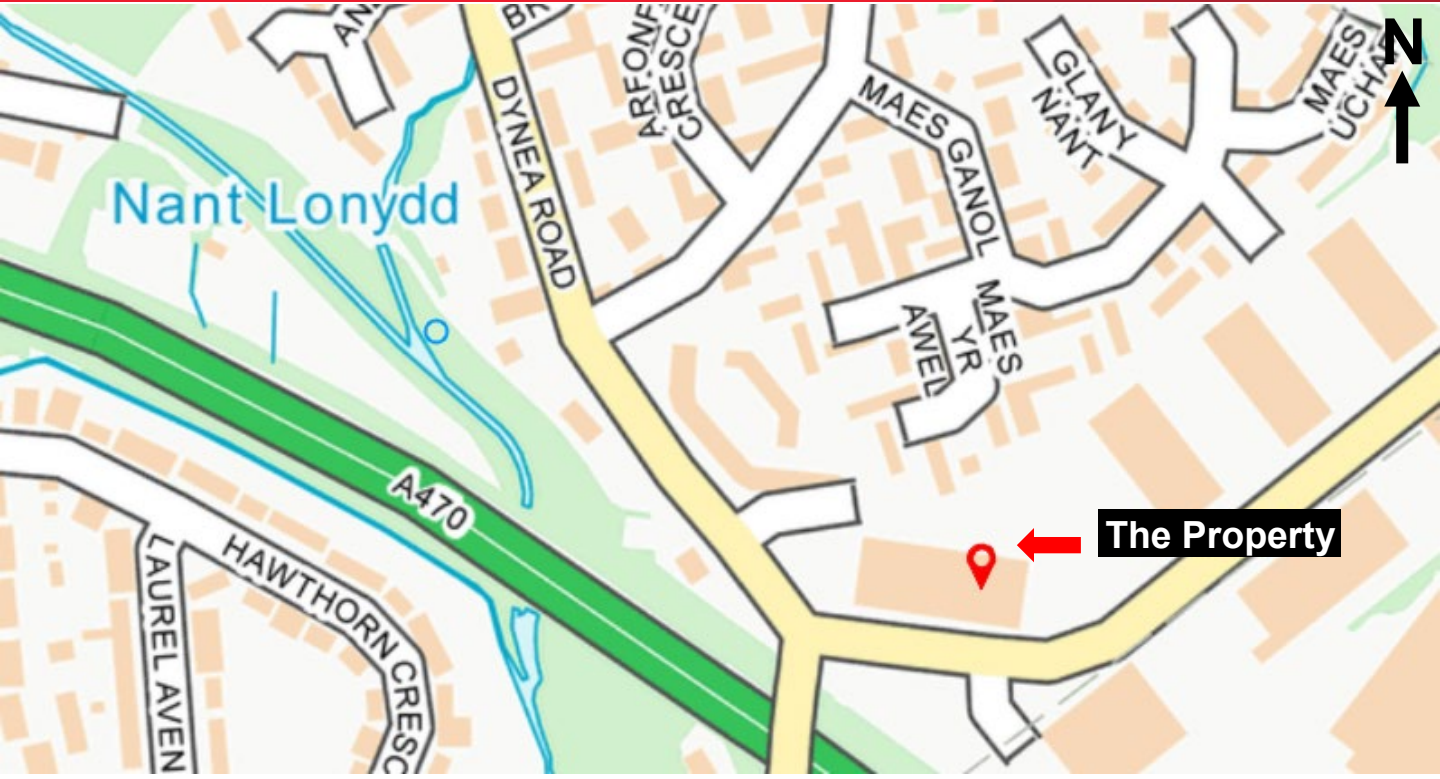
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