

INDUSTRIAL UNIT - TO LET



Unit J7 Gellihirion Industrial Estate
Pontypridd, Rhondda Cynon Taff, CF37 5SX



2,366 Sq Ft (219.81 Sq M)

Property Highlights

- **Light industrial / workshop unit**
- **Roller shutter door access**
- **End of terrace unit within a gated compound**
- **Excellent access to the A470**
- **Flexible lease terms available**

For more information, please contact:

Cushman & Wakefield

Chris Yates

029 2026 2272

chris.yates@cushwake.com

Rob Ladd

029 2026 2254

rob.ladd@cushwake.com

pivot+mark
48-52 Baldwin Street
Bristol
BS1 1QB

cushmanwakefield.com

INDUSTRIAL UNIT - TO LET



Unit J7 Gellihirion Industrial Estate Pontypridd, Rhondda Cynon Taff, CF37 5SX

Location

Gellihirion Industrial Estate is an established business location situated adjacent to the A470 dual carriageway arterial route linking Cardiff and the M4 motorway (to the south) with Merthyr Tydfil (to the north). The A470 dual carriageway is located 0.5 miles from the estate, accessed via the Upper Boat junction and links to the M4 Junction 32 (5 miles to the south). Cardiff is situated approximately 9 miles to the south of the estate.

Description

The property comprises a recently refurbished end terrace workshop with offices benefitting from the following:

- Steel portal frame construction
- Brick / block work lower elevations
- Integral office and WC facilities
- Minimum eaves height of 3.97m rising to 6.78m
- Roller Shutter Door of 3m (W) x 4m (H)

The premises also benefits from a secure communal yard to the front of the property.

Rent

£15,400 per annum.

Tenure

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

Rating

Rateable Value (2017): £12,250
Rates Payable: £6,443.50 per annum

VAT

All figures are quoted exclusive of VAT.

EPC

To be reassessed (full copy to be provided).

Legal Costs

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

Estate Service Charge

An Estate Service Charge is levied for the maintenance of the common areas. Each unit contributes a pro-rata proportion (based on floor area) to the overall service charge budget.

Welsh Government Support

The Welsh Government Business Support team can help with your growth and/or expansion into Wales. Interested parties are advised to contact the Welsh Government to discuss support eligibility criteria.
<https://businesswales.gov.wales/>

Anti-Money Laundering Regulations

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 **Cushman & Wakefield** on **029 2026 2288** or joint agents **Jenkins Best** on **029 2034 0033**.

M7 Real Estate
AN NI INVESTMENT GROUP COMPANY

June 2022



Important Notice

Cushman & Wakefield gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.

INDUSTRIAL UNIT - TO LET



**CUSHMAN &
WAKEFIELD**

Unit J7 Gellihirion Industrial Estate

Pontypridd, Rhondda Cynon Taff, CF37 5SX



PLANS ARE FOR IDENTIFICATION PURPOSES ONLY

