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

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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).

Important Notice

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.

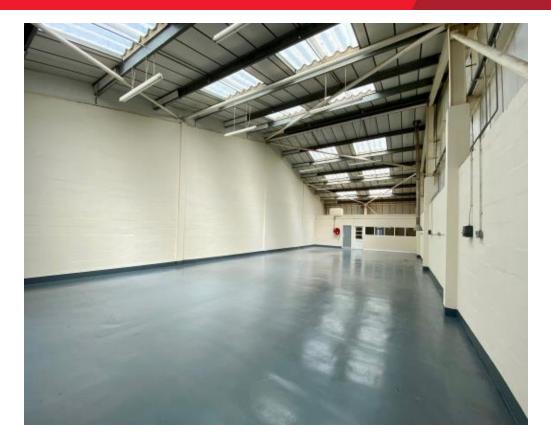


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