

Gelli Industrial Estate

Gelli Rhondda CF41 7UW





Description

Gelli Industrial Estate has recently been refurbished to a modern standard. The buildings are of steel truss frame construction with brick/block elevations. These light industrial/warehouse units offer open-plan, clear space with WC facilities and LED lighting. Personnel doors offer direct access to the front forecourt, while upand-over sectional loading door provides loading access.

Location

Gelli Industrial Estate is located in the Rhondda Fawr Valley, approximately 3 miles north west of Porth and 2 miles north of Tonypandy. The Estate adjoins the villages of Ystrad and Gelli, road access is via the B4223 and the A4048. The Estate is a 5 minute walk from Ystrad Rhondda Rail Station. J.33 of the M4 is approximately 11 miles south.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

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.

Viewing / Further Information

Please contact:

Mileway

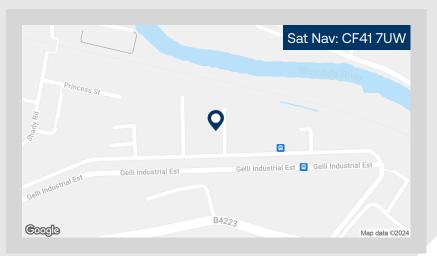
Grace Shackell walesandsouthwest@mileway.com anthony@jenkinsbest.com 0292 168 0815



Anthony Jenkins 07768 233 919

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, 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.

mileway.com





Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 45	Warehouse	9,776	908	Immediately
Total		9,776	908	

