



Workshop Units - Available Individually or Combined: 555 – 1,664 sq ft

Property Highlights

- Gelligron Industrial Estate comprises a single terrace of five small workshop style units.
- The units are of steel portal frame construction with brick elevations under a pitched profiled metal clad roof.
- They provide ground floor warehouse space with further ground and first floor office / ancillary accommodation.
- Pedestrian access is to the front, with a single vehicular shutter door and additional parking to the rear.

Location

Gelligron Industrial Estate is located in Tonyrefail, approximately 17 miles north west of Cardiff.

The units are situated centrally in Tonyrefail, at the junction of the A4233 and the A4119 which provides direct access to the M4 motorway, approximately 7 miles to the south.

For more information, please contact:

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Size

Unit	Size (sq m)	Size (sq ft)
1 - 2	103.03	1,109
3	51.56	555

Rent

£7.00 per sq ft

Rateable Value

Units 1 - 2: £6,300

Unit 3: £4,000

UBR (2019/2020) 52.6p

Services

We understand that water, electricity and drainage are supplied to the units. Interested parties are advised to make their own enquiries to determine suitability, connectivity and capacity.

EPC

Copies of the EPC certificates are available upon request.

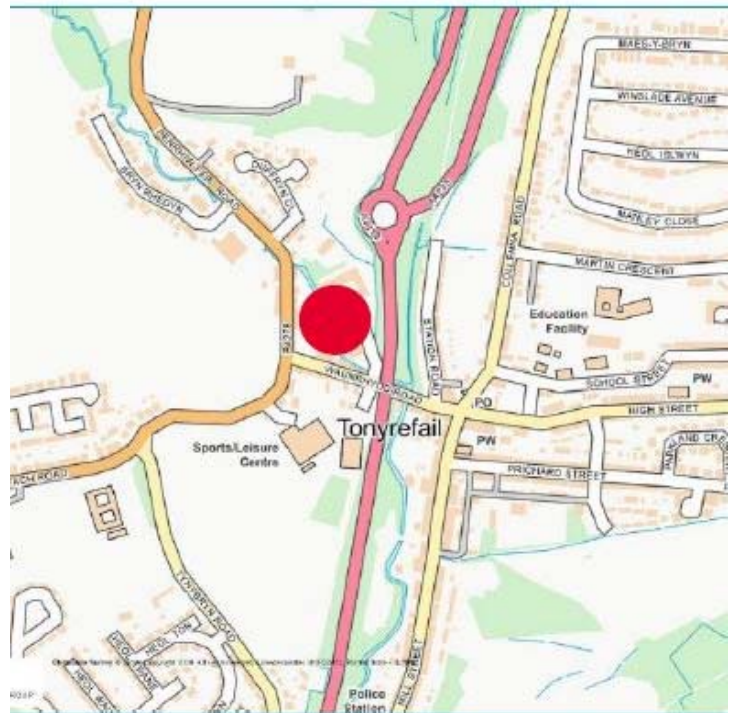
Service Charge

All occupiers are required to contribute a fair proportion of the estate's service charge for costs incurred in the maintenance and upkeep of the common areas.

Legal Costs

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

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For further information or to arrange a viewing, please contact the joint agents:



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