

## Unit J6 Gellihirion Industrial Estate

Pontypridd, Rhondda Cynon Taff, CF37 5SX

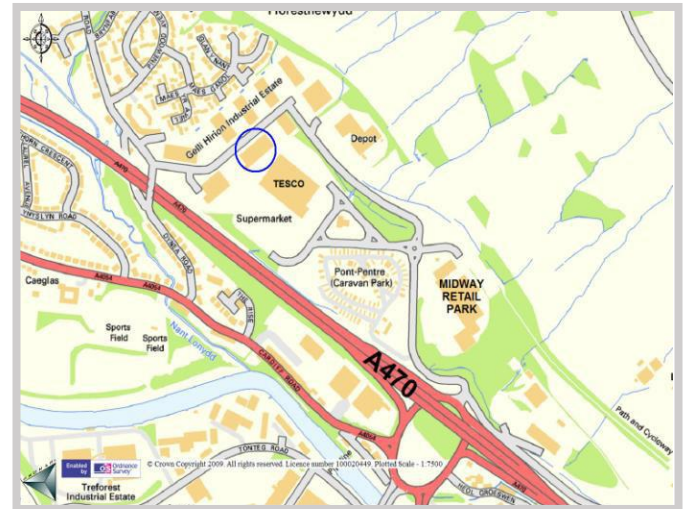


**217.86 sq m (2,345 sq ft)**

### 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.

- Light industrial / workshop unit
- Excellent access to A470
- Roller Shutter Door access
- Flexible lease terms available



### Description

The Property comprises a mid-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 4.26m rising to 7.19m
- Roller Shutter Door of 3m (W) x 3.5m (H)

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

### Terms

The unit is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

### Availability & Quoting Rents

For the latest availability and quoting rents please refer to the attached schedule.



### Service Charge

An estate service charge is levied for the maintenance of the common areas. Each unit contributes a fair proportion of the overall charge, budget details and costs can provided on request.

### Business Rates

Occupiers will be responsible for Business Rates and for the latest Rateable Values please refer to the attached schedule.

### VAT

All figures are exclusive of VAT which the Landlord may elect to charge.

### Legal Costs

Each party will be responsible for their own legal costs.

### Viewing

Please contact the joint agents:

**Chris Yates/Carlo Piazza**

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**Tel: 02920 340 033**



**Gellihirion Industrial Estate, Pontypridd,  
CF37 5SX**

AVAILABILITY

Unit	sq m	sq ft	Rent (pa)	Rateable Value	EPC Rating*	Comments
J6	216	2,345	£11,725	£10,250	D (91)	Available from August 2020

The above annual rents exclude rates, service charge, insurance and VAT.

\*Full Energy Performance Certificates available on request.

**Subject to Contract / Availability**

For further information or to arrange an inspection, contact:

Chris Yates / Carlo Piazza - Cushman and Wakefield 02920 262 288

Anthony Jenkins / Henry Best - Jenkins Best 02920 340 033

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