



90.95-181.90 SQ M (979-1,958 SQ FT) GIA

Property Highlights

- Access via B4223 and A4048
- Adjoining light industrial / warehouse units - available individually or combined
- Roller shutter door access
- Three phase electricity

For more information, please contact:

Cushman & Wakefield

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INDUSTRIAL UNITS - TO LET

Units 42 & 44 Gelli Industrial Estate

PENTRE, Rhondda Cynon Taff, CF41 7UW

Location

The properties are located in Rhondda Fawr Valley situated approximately 3 miles north west of Porth and 2 miles north of Tonypany. The estate benefits from access via the B4223 and A4048 with Junction 33 of the M4 Motorway located approximately 11 miles south.

Description

The properties comprise adjoining light industrial / warehouse units that provide a Gross Internal Area of approximately 979 sq ft (90.95 sq m) individually, or a total of 1,958 sq ft (181.90 sq m) combined.

The units benefit from warehouse / production space, WC facilities, a pedestrian door, parking to the front of the units and a roller shutter door to each premises.

Rent

The properties are available to rent individually, quoting £5,380 per annum excl. or £10,760 per annum, combined.

Tenure

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

Rating

Unit 42 Rateable Value (2017) £3,500
Unit 44 Rateable Value (2017) £3,550

We understand the properties benefit from 100% small business rates relief. Interested parties are advised to contact the relevant local authority to satisfy enquiries.

VAT

All figures are quoted exclusive of VAT.

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.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, 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.

EPC

Unit 42: D (99)
Unit 44: E (101)

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**.

May 2020

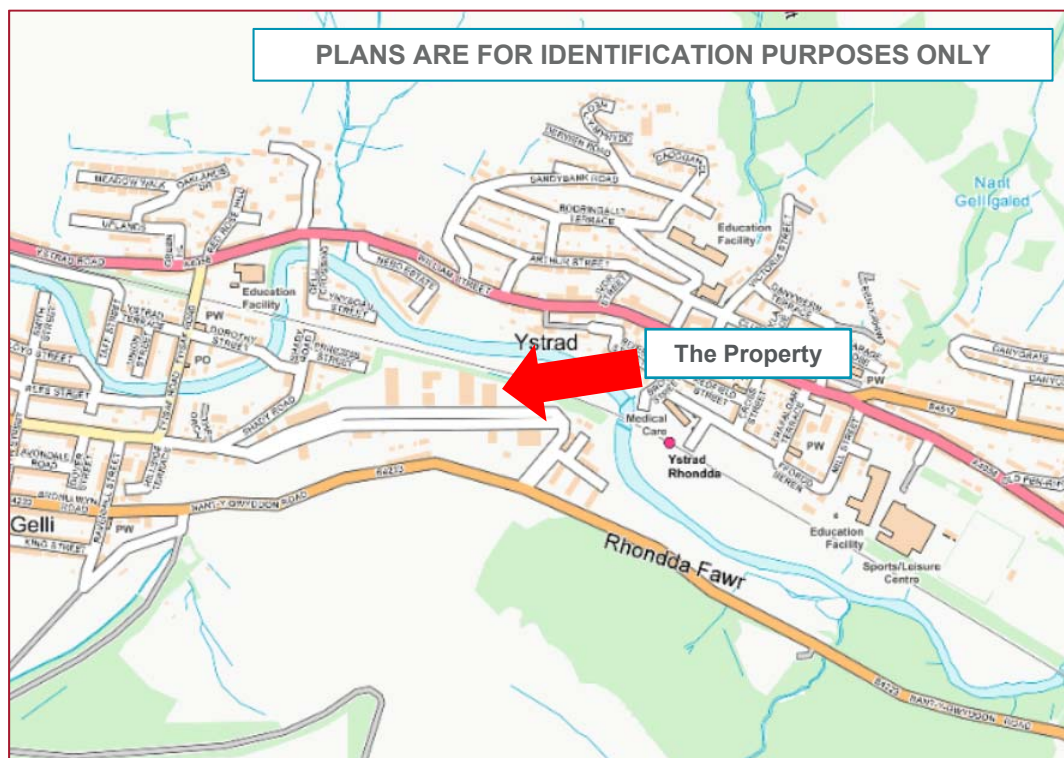
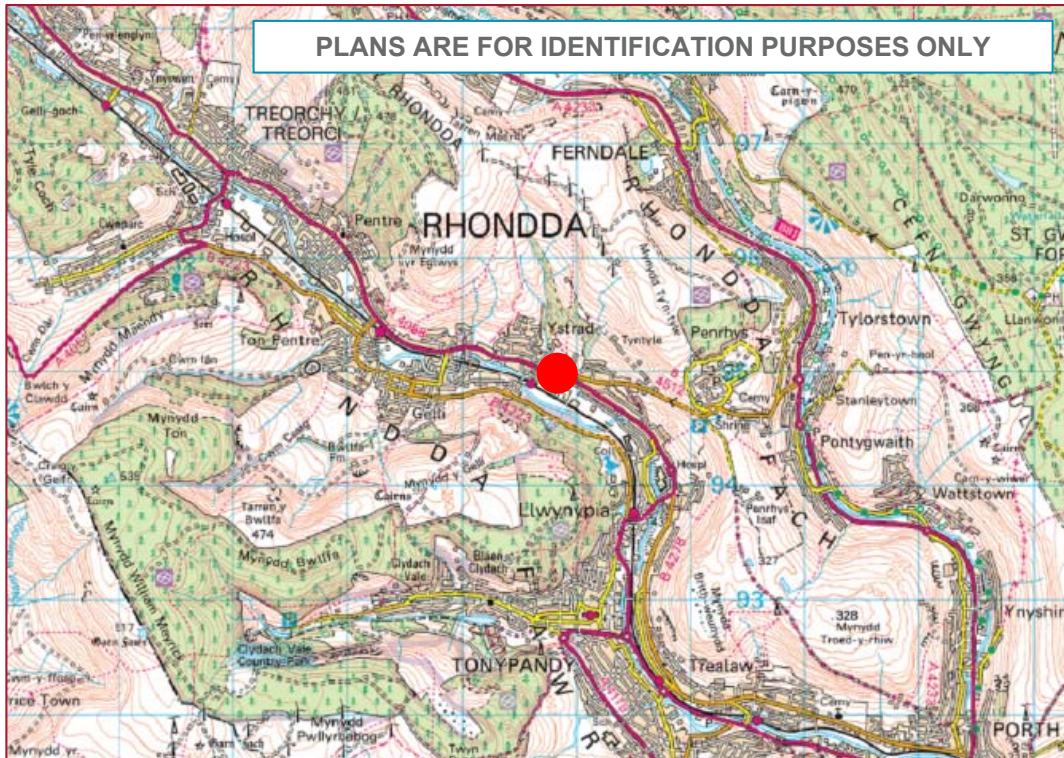


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