

**INDUSTRIAL /  
WAREHOUSING UNITS**  
From 1,130 sq ft (105 sq m)

**ELY INDUSTRIAL  
ESTATE**  
PORTH, CF40 1RA

**UNDERGOING  
REFURBISHMENT**



- / Entire estate to undergo refurbishment programme
- / Good road communications to the A4119

- / Established industrial location
- / Ample car parking / loading areas

**01443 844 795**  
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# ELY INDUSTRIAL ESTATE

PORTH, CF40 1RA

## LOCATION

Ely Industrial Estate is located in South Wales, 18.5 miles north of Cardiff and 8.6 miles north of the M4 Junction 34.

The site is directly accessed from the B4278 which in turn is accessed from the A4119.



## DESCRIPTION

The estate comprises a series of small industrial / warehouse terraced units with estate roads and parking areas. The units are of steel frame construction with pitched profiled metal roofs incorporating translucent roof lights. Vehicular doors are a combination of roller shutter and overhead sectional doors.

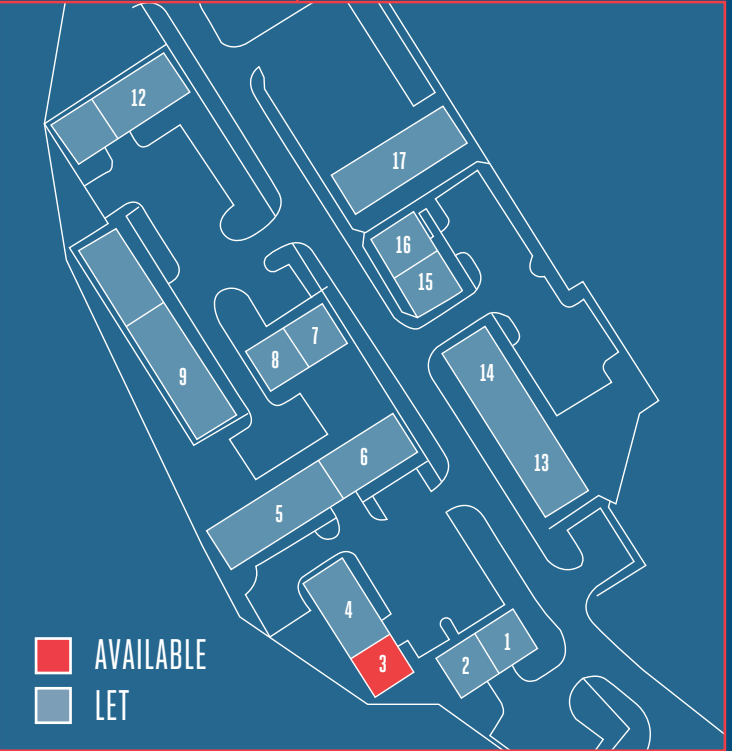
The units are accessed via a series of estate roads leading to the individual units and car parking areas. The site is secured with metal palisade fencing and gates.

The estate is currently undergoing a refurbishment program.

## ACCOMMODATION

The available units are listed below and have the following approximate GIA:

Unit	Area Sq Ft	Area Sq M
3	1,130	105



## TENURE

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.

## SERVICES

We understand that all mains services including gas, three phase electricity, mains water and drainage are available to the property. Interested parties are advised to make their own enquiries regarding suitability, connectivity and capacity.



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## EPC

A copy of the full certificates can be made available on request.

## BUSINESS RATES

Business Rates information and Rateable Value are provided on request however, we recommend that interested parties contact the Local Authority for additional information.

## SERVICE CHARGE

The ingoing tenant will be responsible for paying a contribution towards the costs incurred in the maintenance and upkeep of common areas of the estate.

## LEGAL COSTS

Each party will be responsible for their own legal costs and surveyor costs incurred in the transaction.

## VAT

VAT will be charged on all costs.

## VIEWING

For further information and to arrange an inspection please contact the Landlords direct:

T: +44 (0) 1443 844 795

M: +44 (0) 7551 170 517

E: [scott.jones@hansteen.co.uk](mailto:scott.jones@hansteen.co.uk)

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