

Highfields Industrial Estate

Ferndale, Rhondda Cynon Taff, CF43 4SX

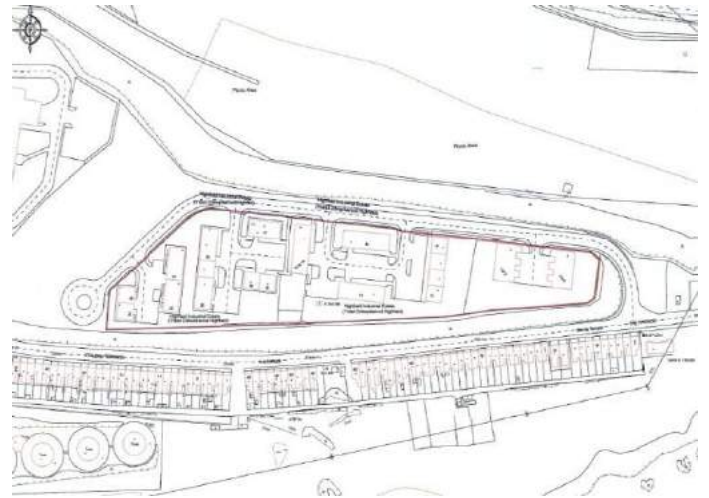


From 106 SQ M (1,140 SQ FT)
to 323 SQ M (3,472 SQ FT)

Highfields Industrial Estate is located in Ferndale, which is approximately 18 miles north west of Cardiff.

The estate is situated next to the A4233, which provides access to the A470 dual carriageway and subsequently Junction 32 of the M4 motorway.

- Self-contained units
- Securely gated and fenced site
- Integral office accommodation



Description

Highfields Industrial Estate provides small starter units which are of steel portal frame construction with brick and block elevations supported under a profiled steel roof.

The units benefit from ancillary office accommodation and toilet facilities.

Terms

The units are available on new Full Repairing and Insuring Leases 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 be 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:

Rob Ladd/ Chris Yates

rob.ladd@cushwake.com

chris.yates@cushwake.com

Tel: 029 2026 2254/ 029 2026 2272

Anthony Jenkins / Henry Best

anthony@jenkinsbest.com

henry@jenkinsbest.com

Tel: 029 20 34 00 33



Highfields Industrial Estate, Ferndale, CF43 4SX Availability

Unit	SQ M m	SQ FT	Rent (pa)	Rateable Value	EPC*	Comments
4	111.5	1,200	£4,200	£3,200	D (97)	
18,19,20	446	4,803	£13,210	£13,000	D(77)	

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:

Rob Ladd/ Chris Yates Cushman & Wakefield 029 2026 2254/ 029 2026 2272

Anthony Jenkins / Henry Best Jenkins Best 029 2034 0033

Apr 17

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