

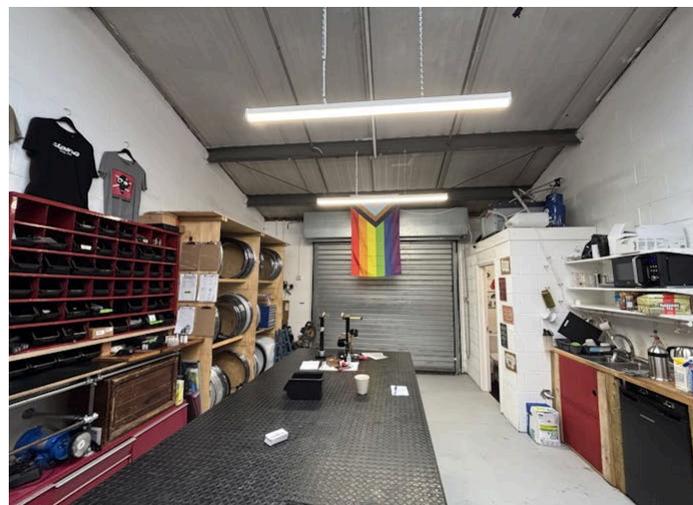


TO LET

Unit 1, Gelligron Industrial Estate,
Tonyrefail, **CF39 8ES**

Industrial / Workshop Unit - To Let with Mezzanine floor, pedestrian access to front, roller shutter door to rear.

- End of Terrace unit with mezzanine floor
- 1 no. level roller shutter door 2.7m wide x 2.m high - access to rear of building
- Minimum eaves height 3.15m
- Maximum eaves height 5m
- 3 phase power
- Electric heater in warehouse & LED Lighting
- Fitted kitchenette
- Unit may qualify for 100% small business rates relief - please contact RCT to confirm



Size

556 sq ft (51.65 sq m)

Rent

£5,500 per annum payable quarterly
in advance

Location

The estate is centrally located close to the town centre and opposite Tonyrefail Leisure Centre with access directly off Waunrhydd Road.

Tonyrefail is approximately 7 miles North of the M4 Motorway (J34) at Llantrisant.

The nearby A4119 provides good communications to the South Wales Valleys network and the M4.

Local occupiers include Greggs and Allied Welsh.

Connectivity

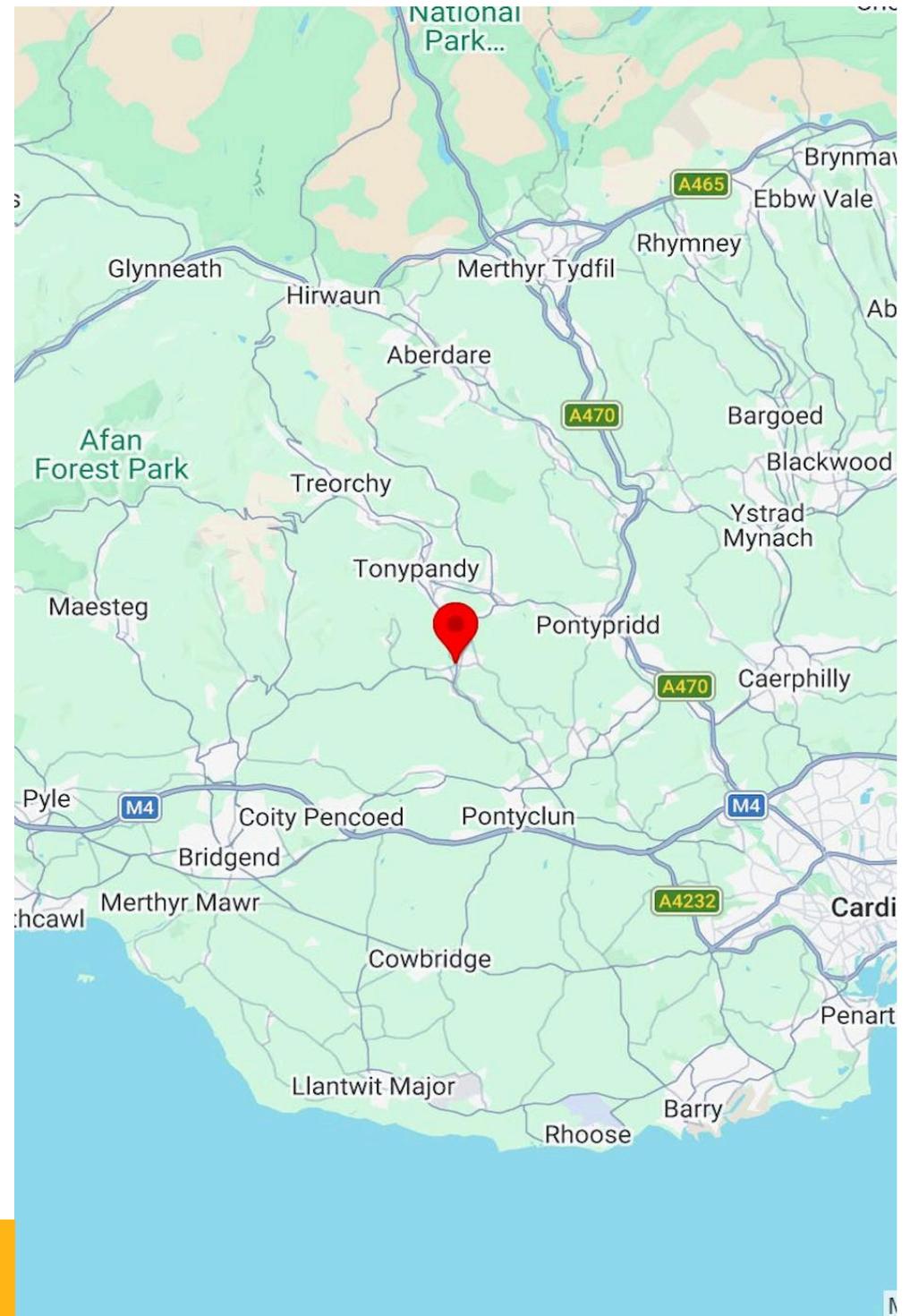
Road

M4 Junction 34 12 Miles



Cities

Cardiff 18 miles
Newport 25 miles
Swansea 29 miles



Description

Gelligron Industrial Estate comprises a single terrace of five small workshop units of steel portal frame construction with brick elevations under a pitched profile metal clad roof.

The units provides open plan workshop space, a mezzanine floor and WC facilities.

Electric heater, LED lighting and kitchenette has been fitted in warehouse.

Pedestrian access is available to the front with loading access, roller shutter door and additional parking to the rear.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
1	556	52
TOTAL	556	52

The accommodation comprises the following areas:

Specification



EPC: E (105)



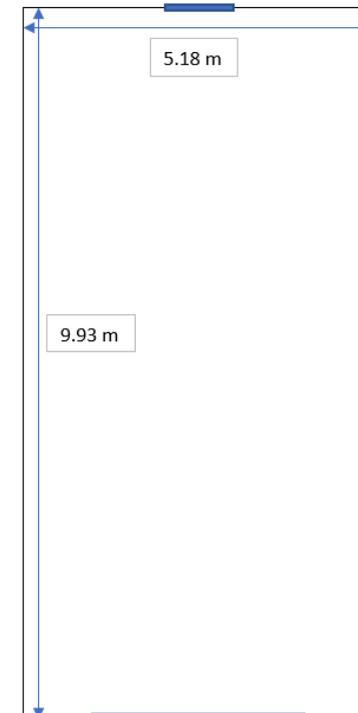
Minimum clear internal height (m): 3.1



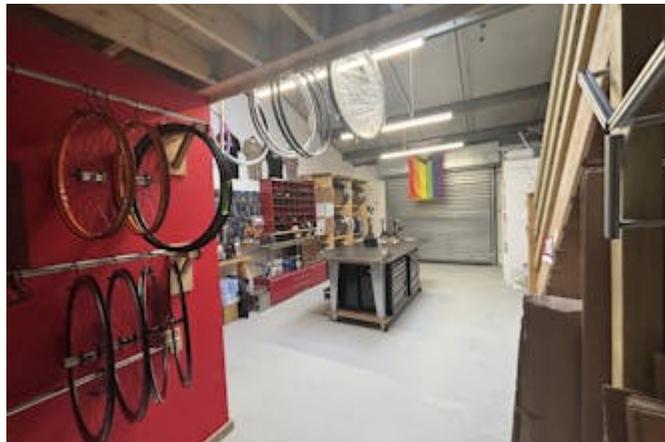
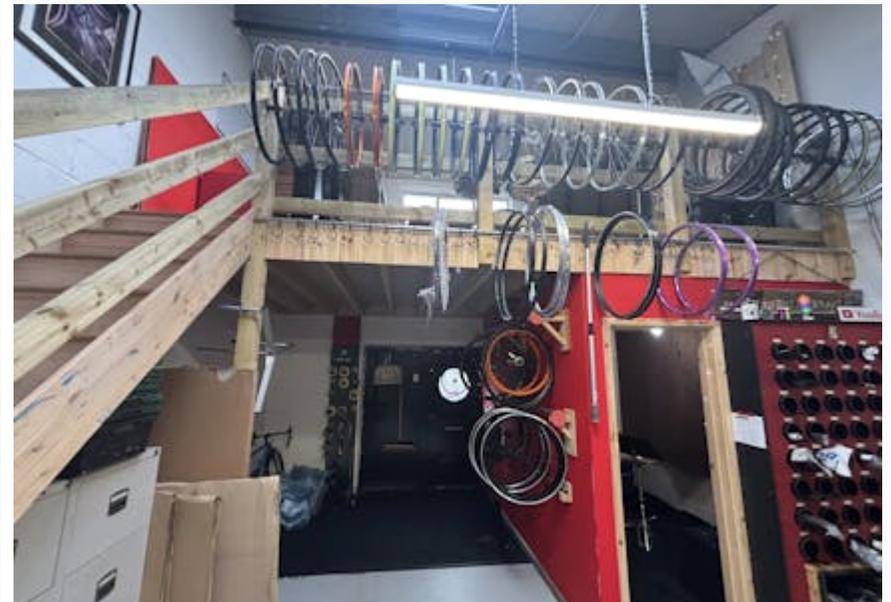
Lighting Type: LED



Maximum clear internal height (m): 5



Unit 1, Gelligron Industrial Estate,
Tonyrefail, CF39 8ES





Small business rates relief

Unit may qualify for 100% small business rates relief - please contact RCT to confirm

Rent

£5,500 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £3,500

Rates Payable: £1,988 per sq ft Based on 2026 Valuation

Service charge

£1,303.25 per annum budget figure for the year ending December 2026

Insurance

£238.65 per annum Buildings Insurance figure for 2026

Legal Costs

Each party to bear their own costs

EPC

E (105)

VAT

Applicable

Availability

Available Immediately

Contact

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.