



**BP2**

**Commercial Property  
& Development Land**

## The Pop Factory, Jenkin Street, Porth, CF39 9PP

Investment, Leisure, Mixed Use, Office For Sale | £475,000 | 14,845 sq ft  
Unique Commercial and Community Building For Sale - Available Tenanted or Vacant Possession

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### Summary

- Price: £475,000

### Further information

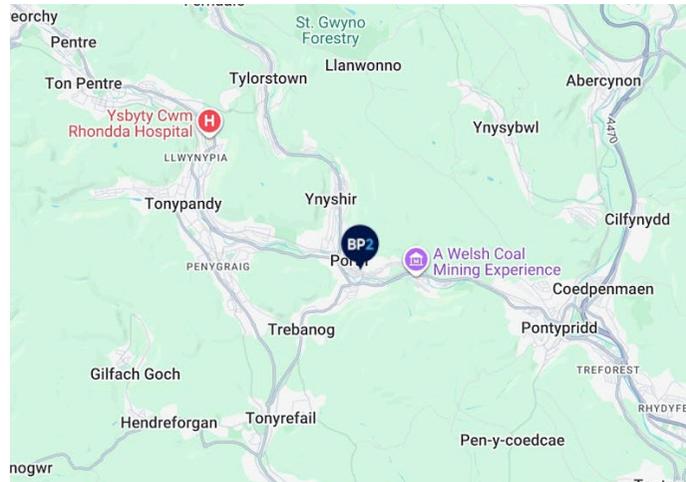
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### Contact & Viewings

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### Key Points

- Landmark Rhondda Valley Property
- Historic Former Welsh Hills Works Building
- Multi-Storey Character Building
- Available with Vacant Possession or Tenant In Situ
- Grade II Listed Entrance Archway
- Potential for Owner Occupation

### Description

The Pop Factory represents a rare opportunity to acquire a well-known South Wales landmark property combining historic character with flexible commercial accommodation.

Occupying part of the historic Welsh Hills Works complex, the building has evolved from its industrial origins into a thriving multi-let commercial and community hub serving the Rhondda Valley.

The property extends to approximately 14,845 sq ft (Gross Internal Area) and provides a diverse range of accommodation including studios, offices, gallery space and a large performance hall.

The property is currently multi-let producing income from a range of occupiers and is available tenanted or with full vacant possession, providing flexibility for investors and owner-occupiers.



### Location

The property is located on Jenkin Street on the fringe of Porth town centre within Rhondda Cynon Taf.

Porth is a well-established valley town located approximately:

- 4 miles from Pontypridd
- 12 miles from Cardiff
- Within convenient access of the A470 and M4 motorway network

The property lies adjacent to the River Rhondda and benefits from excellent accessibility to the surrounding residential catchment.

### Further Information/Tenure

The Freehold interest in the property is available to purchase. The building is currently occupied by a number of tenants via tenancy at will agreements. These can be either formalised into Lease agreements or vacant possession can be provided.

### Specifications

- Character Red Brick Construction
- Steel Portal Frame Structure
- Concrete Floors
- Multi Storey Configuration

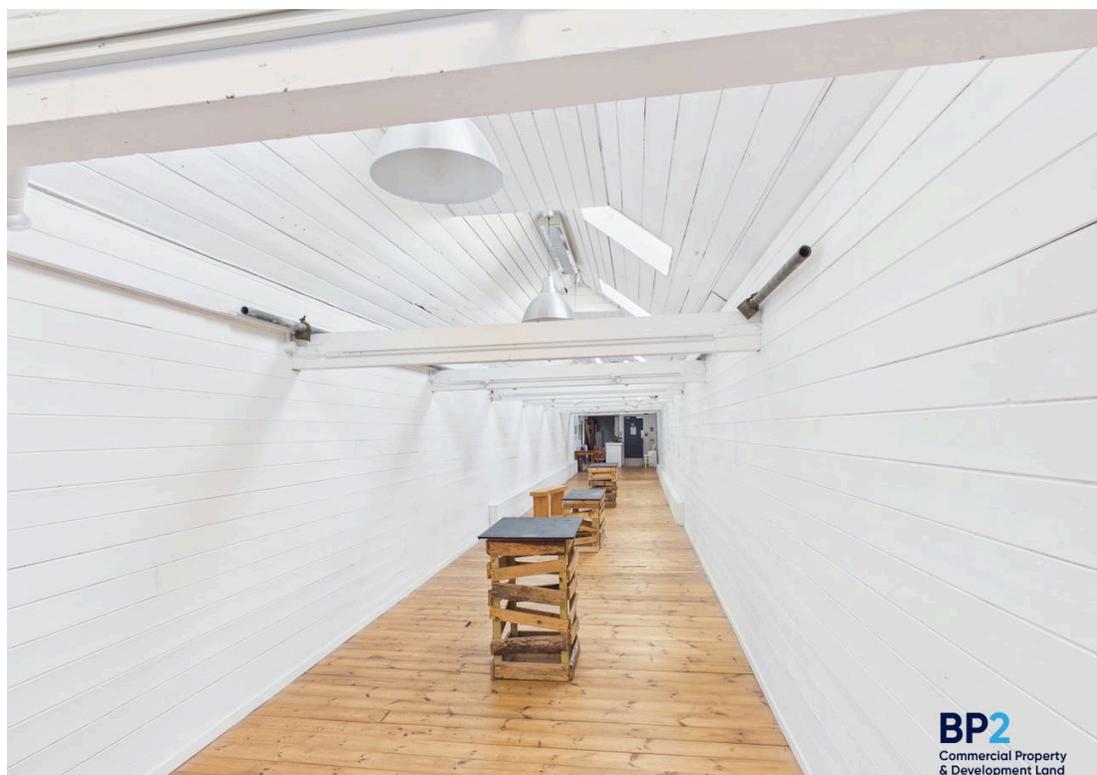
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## Accommodation

Floor/Unit	Description	sq ft	sq m
Ground	Ground Floor Basement	4,318	401.16
1st	Performance Hall	4,214	391.49
2nd	Offices	3,889	361.30
3rd	Gallery	1,455	135.17
4th	Tower - Recording Studio	474	44.04
5th	Tower - Penthouse	495	45.99
<b>Total</b>		<b>14,845</b>	<b>1,379.15</b>



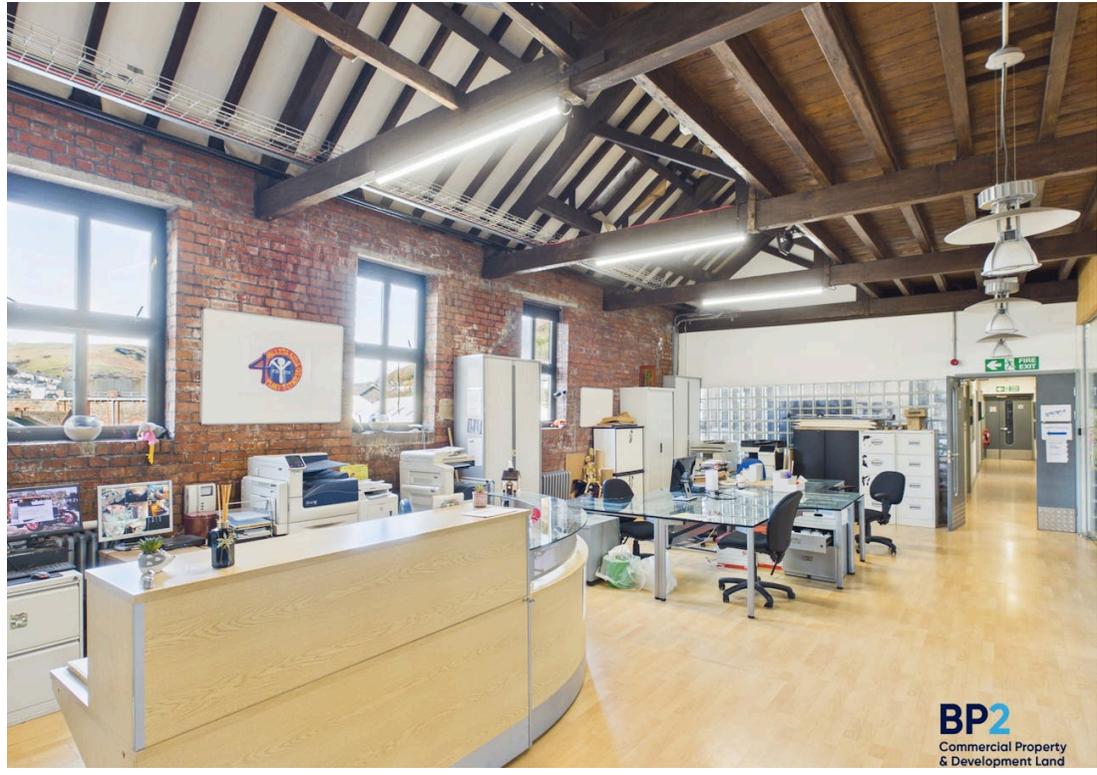
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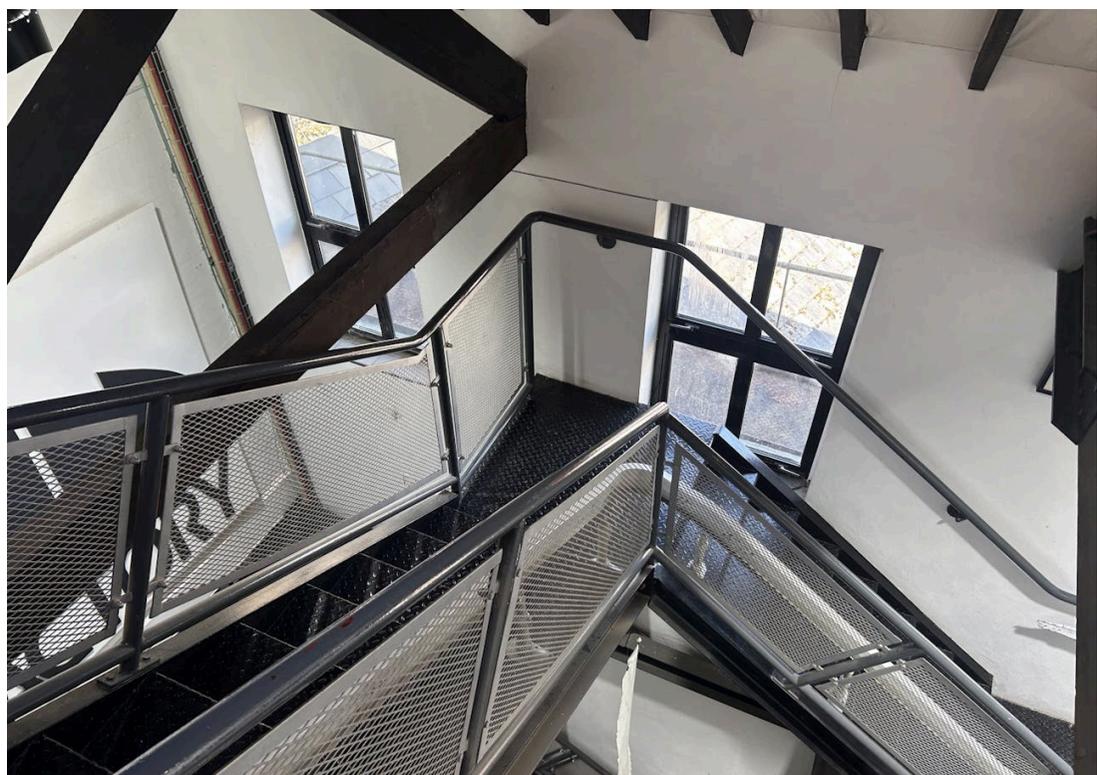
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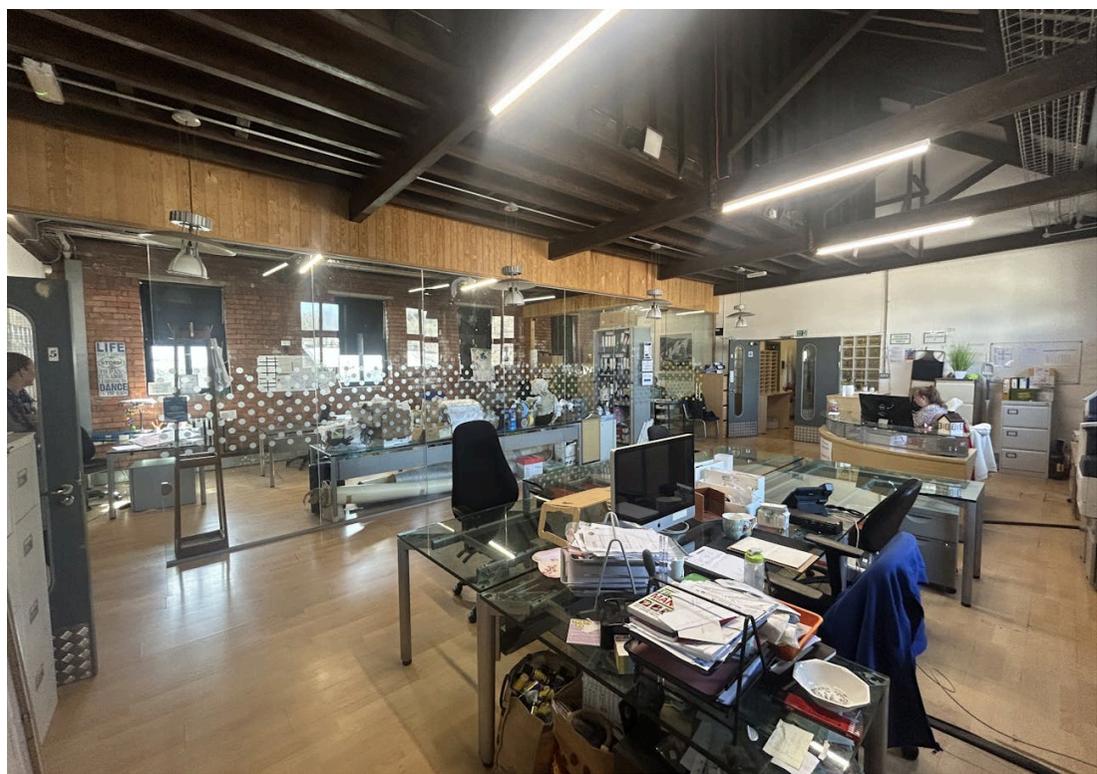
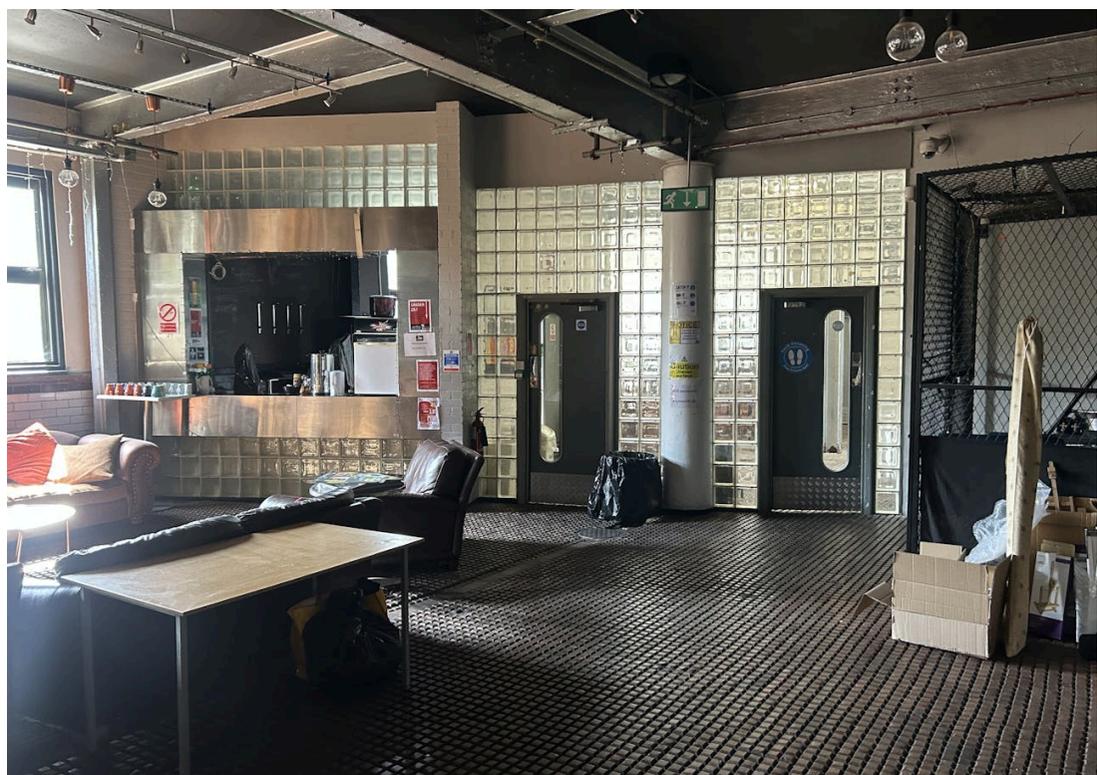


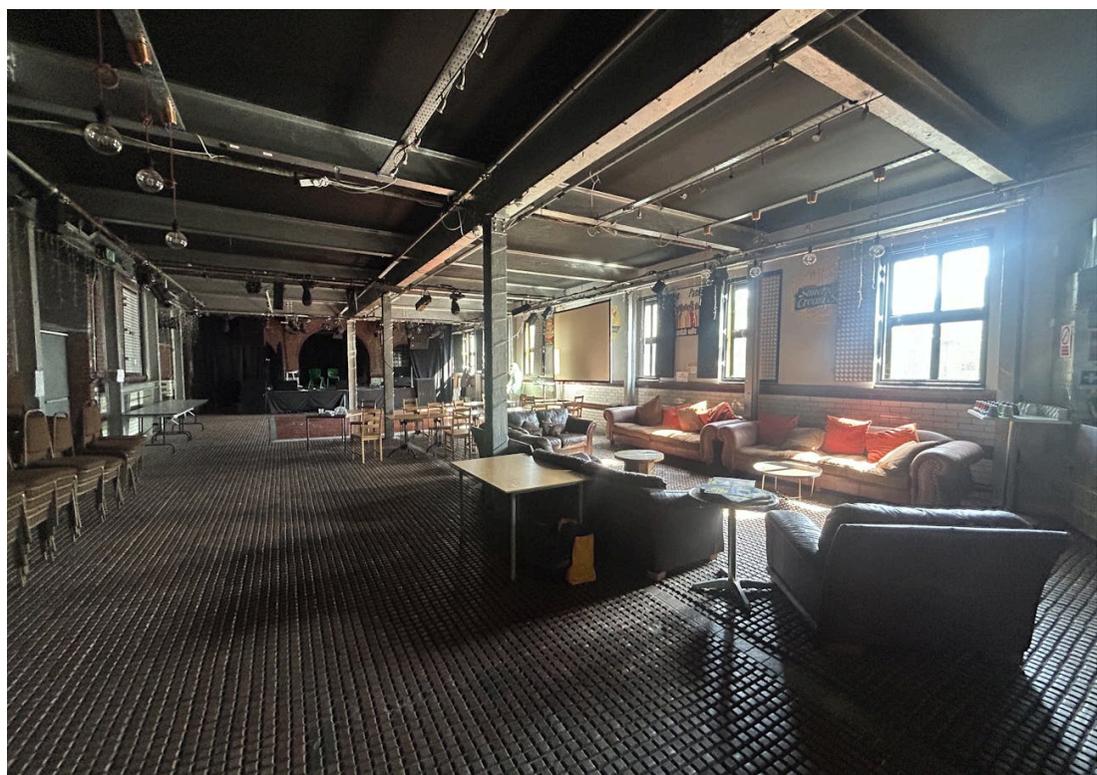
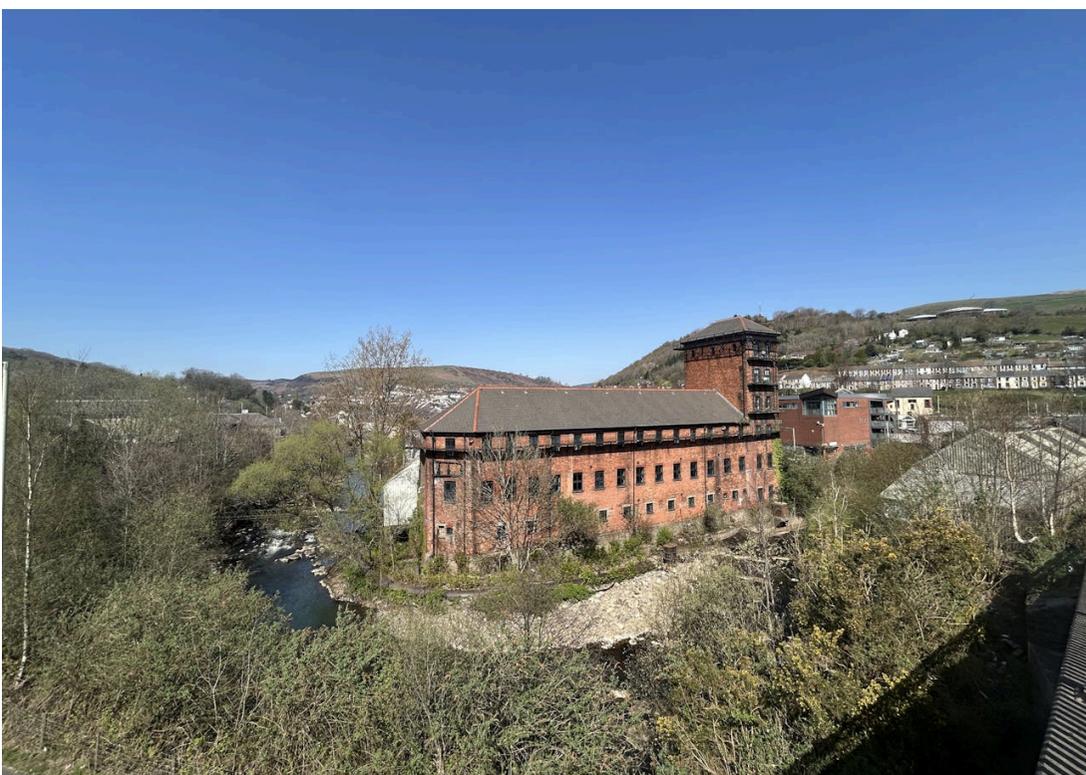
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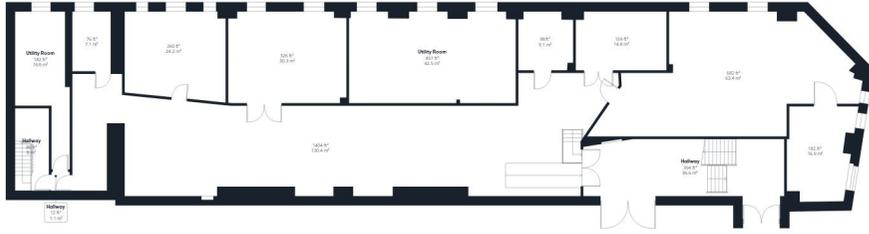


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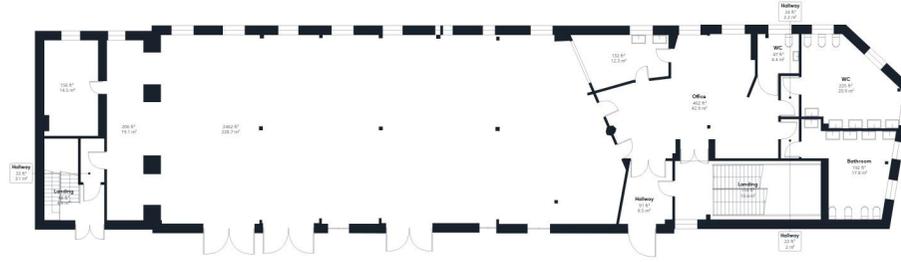




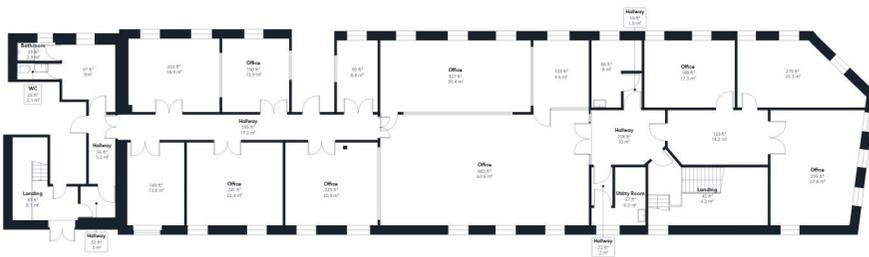




Ground Floor



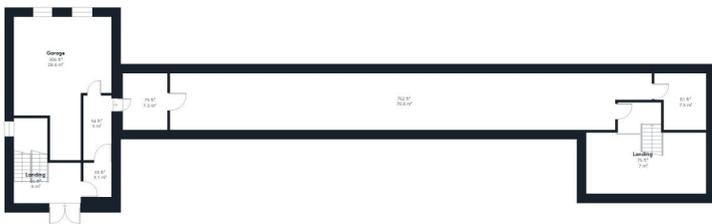
First Floor



Floor 3



Floor 4



Floor 5



Floor 6



Approximate total area<sup>(1)</sup>

14845 ft<sup>2</sup>  
1379.1 m<sup>2</sup>

Reduced headroom

25 ft<sup>2</sup>  
2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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