



## Unit 5A Del Guerra Court

Del Guerra Court, Porth, CF39 8ES

### TO LET: Industrial Unit in Established Industrial Estate

**545 sq ft**  
(50.63 sq m)

- Well connected to access wider South Wales Road Network, 7 miles from the M4 motorway
- Good parking provisions
- New overclad insulated roof installed 2024
- Established Industrial Estate
- Surrounding occupiers including Greggs, Allied Welsh and Rethink Reuse
- Pedestrian and Roller Shutter Access Doors

# Unit 5A Del Guerra Court, Del Guerra Court, Porth, CF39 8ES

## Summary

<b>Available Size</b>	545 sq ft
<b>Rent</b>	£6,500 per annum
<b>Business Rates</b>	Exempt
<b>Service Charge</b>	£1.24 per sq ft
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	C

## Description

Unit 5A is a single-storey industrial unit featuring profiled metal-clad walls. It comprises a flat roof with metal sheeting.

Access is via a full-height roller shutter door and a separate pedestrian entrance, with forecourt space for vehicle loading.

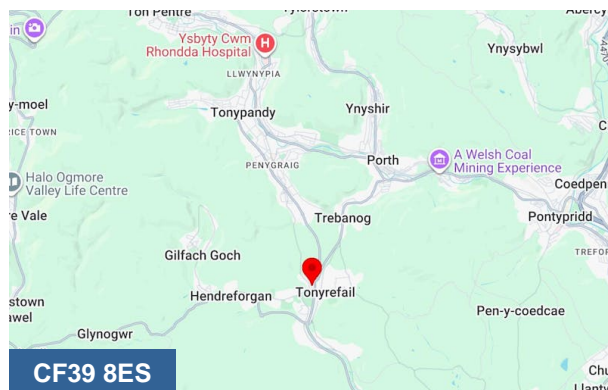
## Location

Del Guerra Court is located close to Tonyrefail town centre and opposite Tonyrefail Leisure Centre with access directly off Waunrhydd Road.

Access to the A4119 provides excellent connections to the South Wales Road network and is 7 miles north of the M4 Motorway (J.34) at Llantrisant.

## Terms

The property is available by way of a new lease, terms to be agreed.



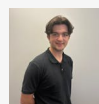
## Viewing & Further Information



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