



TO LET

Unit F, Gellihirion Industrial Estate,
Pontypridd, **CF37 5SX**

***All Enquiries* Industrial / Warehouse To Let with Yard and offices**

- All Enquiries
- Excellent road communications - close proximity to A470 and J32 of the M4 Motorway
- Adjacent to Tesco Extra and Midway Retail Park
- Detached warehouse / industrial unit with yard
- Unit subject to refurbishment
- Office content
- EPC: C 73



Size

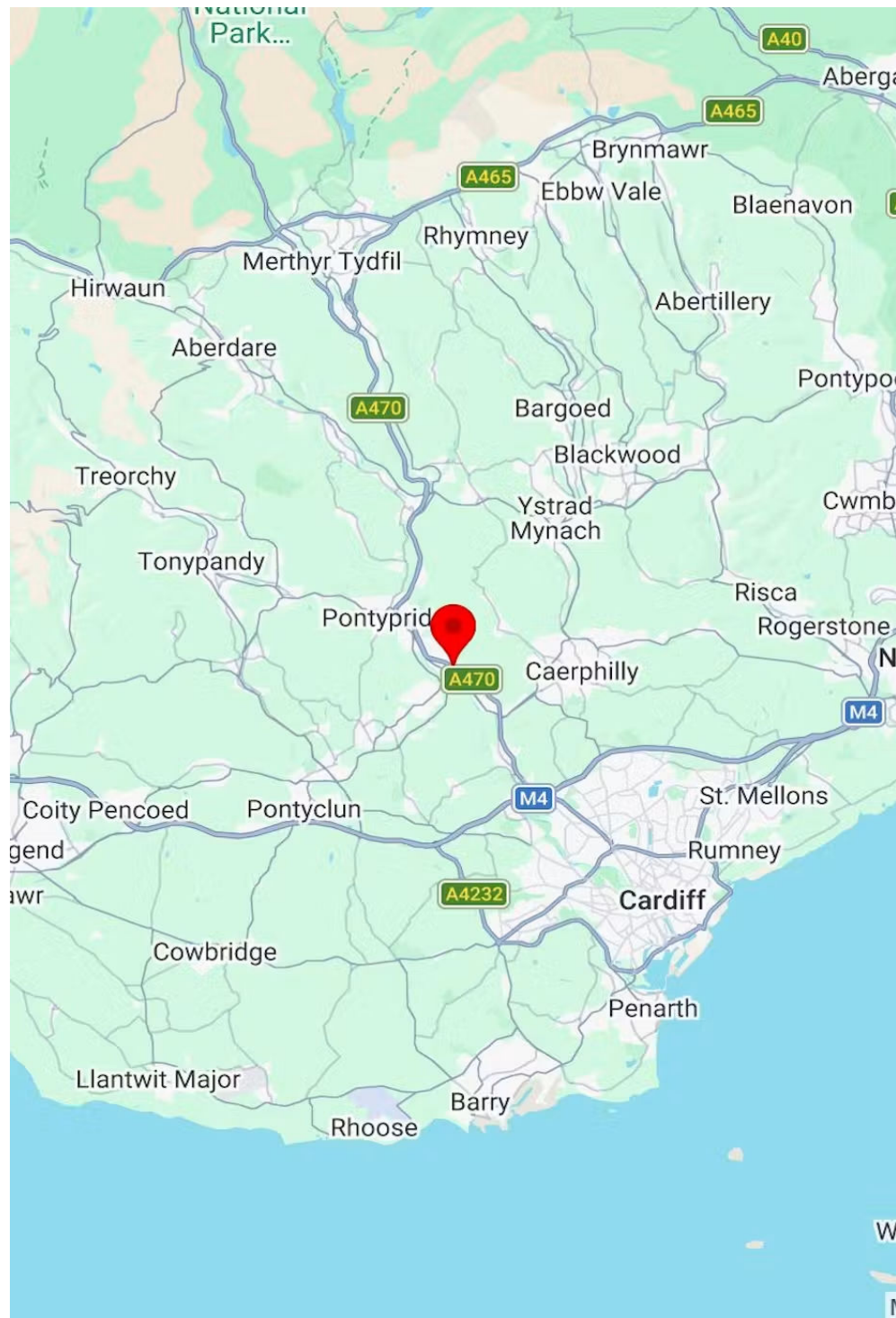
27,707 sq ft (2,574.06 sq m)

Rent

Rent on application

Location

Gellihirion Industrial Estate is located on the eastern side of A470 dual carriageway. The estate is adjacent to a Tesco superstore and Midway Retail Park. The A470 dual carriageway is approximately 0.5 miles away via the Upper Boat junction, linking with both Junction 32 of the M4 Motorway (5 miles to the south) and Merthyr Tydfil and the A465 to the north. Cardiff is approximately 9 miles south of the estate.



Description

Well located detached warehouse / industrial unit situated at Gellihirion Industrial Estate with steel portal frame construction and brick/blockwork lower elevations. There is a double storey office and welfare block on the front elevation.

- Warehouse and office content
- Vehicular access is via rear. loading doors
- The premises also benefits from a fenced and gated yard

Specification



EPC: C (73)

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
F	27,707	2,574
TOTAL	27,707	2,574

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Sat Nav. CF37 5SX



Terms

Unit F is available by way of a new Full
Repairing and Insuring Lease for a Term of years
to be agreed.

Rent

Rent on application

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £132,000
Rates Payable: £67,980 per annum Based on
2026 Valuation

Legal Costs

Each party to bear their own costs

EPC

C (73)

VAT

Applicable

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Best
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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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.