

100% RATES RELIEF



## Unit 44, Gelli Industrial Estate, Pentre, CF41 7UW

Prominent Trade / Storage / Industrial Unit.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	979 sq ft / 90.95 sq m
<b>Rent</b>	£7,850 per annum
<b>Service Charge</b>	£0.42 per sq ft Budget Year End Dec 2025
<b>Rates Payable</b>	£3,010.40 per annum Based on 2023 valuation.
<b>Rateable Value</b>	£5,300
<b>BER Rating</b>	E (103)

### Key Points

- Steel truss frame unit
- Mains services including 3 phase electricity
- W.C and small kitchen unit
- Electric roller shutter loading door
- Forecourt loading and parking
- Unit may benefit from 100% small business rates relief - please enquire with local authority

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£296.57 per sq ft Building Insurance Premium for Year Ending June 2026
BER Rating	E (103)

## Description

Unit 44 is a prominent light industrial / warehouse / trade counter unit visible from the main estate road. The units on the estate are of steel frame / truss construction with elevations predominately of brick/blockwork and profile steel sheeting. The pitched roofs are clad in profiled sheeting incorporating translucent panels. Access to the units are via steel roller shutter loading doors and separate pedestrian door.

## Location

Strategically located within the Rhondda Valley - established industrial / distribution and trade location. Gelli Industrial Estate is located in the Rhondda Fawr Valley, approximately 3 miles north west of Porth and 2 miles north of Tonypandy. The Estate adjoins the villages of Ystrad and Gelli, road access is via the B4223 and the A4048. The Estate is a 5 minute walk from Ystrad Rhondda Rail Station. J.33 of the M4 is approximately 11 miles south.

## Specification

The unit has the following specification:

- Steel truss min. eaves 3.46m
- Single level electric roller shutter door: 2.5m wide x 3.25m high
- Separate pedestrian door
- Single W.C

## Viewings

Please contact Jenkins Best on 02920 340033

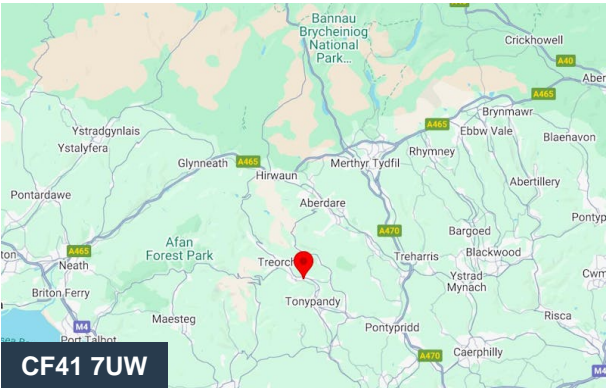
## Terms

Available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

## Small Business Rates Relief

The unit should qualify for 100% rates relief. For confirmation please contact the Local Rating authority.

<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales#guides-tabs--2>



## Viewing & Further Information



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