



12,065 sq ft (1,120.90 sq m) warehouse

Property Highlights

- Excellent access to the A470 and M4 Motorway
- Light industrial / warehouse unit
- Roller shutter door access
- Office / ancillary accommodation
- New lease available



For further information, please contact:

Rob Ladd

+44 (0)7912 798717

+44 (0)29 2026 2254

Rob.Ladd@cushwake.com

Chris Yates

+44 (0)7850 658050

+44 (0)29 2026 2272

Chris.Yates@cushwake.com

pivot+mark
48-52 Baldwin Street
Bristol

BS1 1QB

cushmanwakefield.com

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

The property is a semi detached industrial / warehouse unit of steel portal frame construction. Lower elevations are of brickwork and upper elevations and the pitched roof are of profiled steel sheet cladding. Internally the unit offers clear open space with a minimum height of 5.4m and a maximum of 8.4m. Access is via a single level roller shutter door, measuring 5.2m (h) x 4.2m (w), there is also a separate pedestrian entrance door. An office and ancillary accommodation are located in a single storey block to the front of the unit.

Accommodation

	Sq Ft	Sq M
Warehouse	11,050	1,026.55
Office	1,016	94.35
Total	12,065	1,120.90

Rent

£66,358 per annum

Tenure and Terms

The unit is available by way of a new Lease for a term to be agreed.

Rateable Value

Rates to be re assessed

Energy Performance Certification

D (79)

Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

VAT

VAT will be charged on all costs.

Service Charge

Estates Service charge to cover maintenance and repairs of common parts will be required by the tenant.

Viewing

For further information and to arrange an inspection, please contact the joint agents:

Rob Ladd
+44 (0)29 2026 2254
Rob.Ladd@cushwake.com

Chris Yates
+44 (0)29 2026 2272
Chris.Yates@cushwake.com

Or contact Henry Best at Jenkins Best.

April 2022

Important Notice

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CUSHMAN & WAKEFIELD

INDUSTRIAL UNIT - TO LET

H1 Gellihirion Industrial Estate, Pontypridd, CF37 5SX



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