

# Gelli Industrial Estate

Gelli, Rhondda Cynon Taf, CF41 7UW

Warehouse | 979 ft<sup>2</sup>



Electric roller shutter



Three phase electricity



Forecourt loading and parking

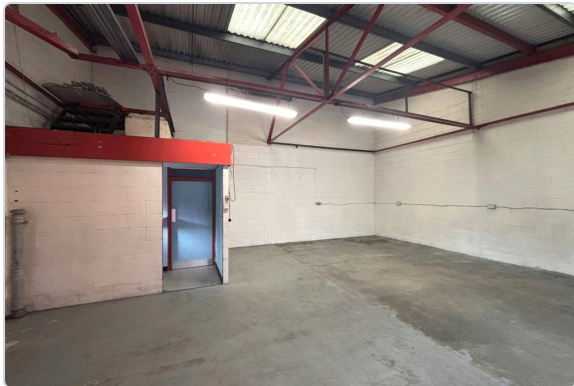


W.C facilities

Available to Let

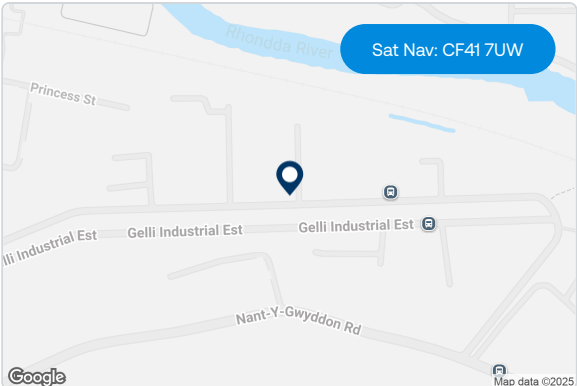
44

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## 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

Gelli Industrial Estate is situated in the heart of the Rhondda Fawr Valley, approximately 3 miles northwest of Porth and 2 miles north of Tonypan dy. The Estate borders the villages of Ystrad and Gelli, with convenient road access via the B4223 and A4048. Ystrad Rhondda Rail Station is just a 5-minute walk away, providing excellent public transport links. Junction 33 of the M4 motorway lies approximately 11 miles to the south, offering easy access to the wider region.

## Further information

|                          |                                                                                                                                      |                                                                      |                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>EPC</b><br>Unit 44: E | <b>Rent</b><br>Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary. | <b>Terms</b><br>Available on new full repairing and insuring leases. | <b>Legal costs</b><br>All parties will be responsible for their own legal costs incurred in the transaction. |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|

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**Mileway**

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## Accommodation:

| Unit  | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|-------|---------------|--------------|--------------|--------------|
| 44    | Warehouse     | 979          | Immediately  | 655          |
| Total |               | 979          |              |              |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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