

Barbara Rees

Independent Residential & Commercial Estate Agents,
Land & Property Management Consultants.

103 Dunraven Street
Tonypandy Rhondda
CF40 1AR

Tel: 01443 442444

Fax: 01443 421144

www.barbararees.com

E - mail: tonypandy@barbararees.com

BR3394TP/0418

FOR SALE ELY INDUSTRIAL ESTATE PENRHIWFER RHONDDA ASKING PRICE £ 325,000



MAIN FEATURES

MODERN INDUSTRIAL PREMISES
SECURE COMPOUND / YARD / OFFICES / WAREHOUSE / WORKSHOP
APPROXIMATE GROSS SITE AREA 0.86Ha USER B1 / B2 / B8
FREEHOLD CCTV GCH & ALL MAINS SERVICES
INCLUDING 240 & 440V ELECTRICITY SUPPLIES
IMMEDIATE VACANT POSSESSION

Notice To Prospective Purchasers

In accordance with our terms & conditions of appointment, these property particulars are provided as a guideline (only) for prospective purchasers to consider whether or not, to enter into negotiations to purchase or rent the subject property. Any & all negotiations regarding the property are to be conducted via the agency of Barbara Rees. Whilst all due diligence & care has been taken in the preparation of these particulars, the information contained herein does not form part of any contract nor does it constitute an offer of contract. Upon acceptance of any offer (which shall be subject to contract), the vendor & or the agent, reserves the right to amend or withdraw acceptance of any offer & prior to entering into a contract, the purchaser must furnish the agent with full details of their purchasing arrangements. Prospective purchasers must also satisfy themselves by inspection, survey, or other means that the property they intend to purchase is satisfactory in all regards and suitable for their requirements. The issue of these particulars impose no liability whatsoever, on the vendor, agent, any employee or connected person thereof.



Offices in Cardiff, Pontypridd & Tonypandy
Barbara Rees is a trading style of Barbara Rees Ltd. Registered in Wales No 4373054
Registered Office 144a Cruwys Road Cardiff CF24 4NR



BR3394TP

HOWARDS YARD ELY INDUSTRIAL ESTATE PENRHIWFER TONYPANDY RHONDDA CF40 1RA

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer for sale, this modern industrial unit set in a secure palisade fenced compound, being located just off the A4119, approximately eight miles from J34 M4 at Penrhiwfer (Rhondda Cynon Taff).

The unit has direct access off the main industrial estate service road and is suitable for a number of commercial uses.

See map inlay below for local directions.

VIEWING; Strictly accompanied viewing only, by prior appointment via our Tonypandy office.

GROSS SITE AREA; 0.22 ha (approx).

MAIN BUILDING; Ground floor 102.08 sq mt (sq ft).
First floor sq mt 102.48 (sq ft).
Two Storey double skin insulated block-work building with a sheet clad exterior to include a ground floor reception / sales area / warehouse / storage facility.
Upper floor offices to include a board room / stores / kitchen / staff room.
Security roller shutters to the windows and doors. CCTV, Security Alarm System.

SIDE WAREHOUSE; 34.65 sq mt (373 sq ft) high bay storage unit with a remote controlled security roller shutter.

COVERED WORKSHOP; Open fronted / covered work area suitable for varied use or storage.

EXTERIOR; Secure compound with a part concrete base / part graded hardcore, palisade fencing and gated access directly off the main industrial estate service road.

USER; Believed to fall within use class B1 / B2 / B8 Industrial use, as defined within the 1987 planning act use class orders (Wales) as amended.

RATES; RV £ 13,000 extract from the 2010 rating list.

EPC RATING; Awaited.

ASKING PRICE; £ 325,000.

GENERAL NOTES; Any information contained herein should be verified by prospective purchasers or their advisors prior to any formal commitment to purchase. The proceeds of crime act 2002 & anti money laundering rules 2007 require us to obtain both personal and residence identification from all purchasers / ingoing tenants where an offer has been made and accepted. Please arrange for the appropriate identification to be provided, when asked. Barbara Rees is advised that the property is of freehold tenure and has the benefit of all mains services although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser or via the acting solicitors. We are given to understand that the property is Vat elected and Vat will be charged on the sale.





