

Barbara Rees

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

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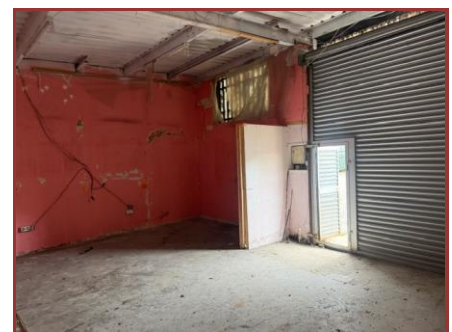
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BR3967TP/0426

TO LET UNIT 4 ELY WORKSHOPS PERHIWFER RHONDDA CF40 1RL RENT £ 6,750 P/A



MAIN FEATURES

41.52 SQ MT (447 SQ FT)

LIGHT INDUSTRIAL UNIT

MAIN ROAD FRONTAGE

CONTAINER STORAGE 12.82 SQ MT (138 SQ FT)

ENCLOSED FENCED / SECURE COMPOUND

NEW F.R.I. LEASE AVAILABLE

PLEASE CALL TO DISCUSS TERMS

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.



Registered in Wales No 4373054
Registered Office 103 Dunraven Street Tonypandy CF40 1AR



BR3967TP

UNIT 4 ELY WORKSHOPS PENRHIWFER RHONDDA CF40 1RL

DESCRIPTION LOCATION & DIRECTIONS; Barbara Rees Commercial is pleased to offer this light industrial unit, for rent via the terms of a new FRI lease.

The unit is ideal for a number of light industrial uses or storage.

Ely workshops are situated on the B4278, just off the A4119 at Williamstown / Penrhiwfer roundabout, Rhondda (see the map inlay below for local directions).

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

GROSS FRONTAGE; 7.32m (24ft) Roller shutter entrance with a clear eaves height of 9'10".

INTERNAL AREA; 41.52 sq mt (447 sq ft).

CONTAINER STORAGE; 12.82 sq mt (138 sq ft).

EXTERIOR; Shared secure / fenced compound / wc.

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

RATES; RV = £ 2,850 (2026 rating list).

ASKING PRICE; £ 6,750 p/a rent.

LEASE TERMS; New FRI lease subject to a minimum term of 3 years.

COSTS; Ingoing tenant to make a contribution towards the landlords reasonable costs.

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 has the benefit of single phase 240v electricity supply, although this and the adequacy and condition of any and all equipment / fixtures and fittings / inventory items, should be confirmed by the prospective purchaser / tenant or via the acting solicitors.

