



Del Guerra Court Industrial Estate
Gelligron Industrial Estate, Tonyrefail, CF39 8ES

TO LET: Industrial Units
suitable for a range of uses

900 to 1,753 sq ft
(83.61 to 162.86 sq m)

- Units available on established trading estate in Tonyrefail
- Well connected to access wider South Wales Road Network, 7 miles from the M4 motorway
- Greggs let agreed and opening on site soon
- New overclad insulated roof installed 2024
- Good parking provisions

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Summary

Available Size	900 to 1,753 sq ft
Rent	£6 - £10 per sq ft
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1.24 per sq ft
EPC Rating	Property graded as B-D

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Tenure	Rent	EPC	Availability
Unit - 1a	1,671	To Let	£6 /sq ft	D (100)	Available
Unit - 3b	1,753	To Let	£8 /sq ft	B (48)	Available
Unit - 4a	1,517	To Let	£10 /sq ft	D (100)	Available
Unit	555	To Let	£10 /sq ft	-	Available

Location

Del Guerra Court Gelligron Industrial Estate is located close to Tonyrefail town centre and opposite Tonyrefail Leisure Centre with access directly off Waunrhydd Road.

Access to the A4119 provides excellent connections to the South Wales Road network and is 7 miles north of the M4 Motorway (J.34) at Llantrisant.

Description

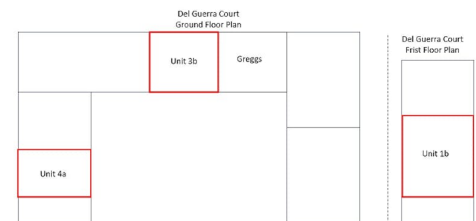
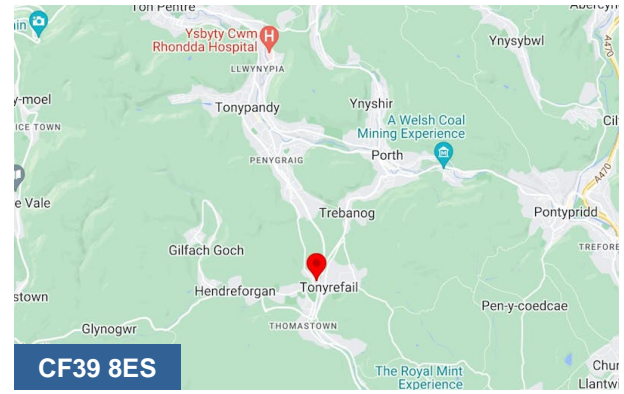
Gelligron Industrial estate comprises a terrace of nine commercial units with brick elevations under a newly overclad pitched profile metal clad roof. Greggs have recently taken a lease on the parade.

Units 3b and 4a provides open plan warehouse space with WC facilities. Each unit has a Pedestrian access to the front with loading access and additional parking to rear.

Unit 1b provides first floor accommodation suitable for offices / studio or storage.

Tenure

The units are available to let on a new Full Repairing and Insuring lease - terms to be agreed



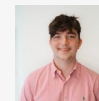
Viewing & Further Information



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