



Rigwell Way, Tonypany, CF40 2JJ

Land / Compound to Let

- Open Space with tarmac lined parking
- Excellent transport links
- Adjacent to the busy Texico Petrol station
- Fantastic opportunity for a small start-up business

Summary

Available Size	8,120 sq ft
Rent	£16,200 per annum
Business Rates	N/A
EPC Rating	Upon enquiry

Description

The Land/Compound at Ridgewell Way, Tonypany is an irregular parcel of land, featuring a large open flat tarmac storage/compound (Former car park). Directly adjacent to the busy Texico Petrol station in the Town.

This site provides a fantastic opportunity for a small start-up businesses to grow and develop (subject to planning) a small unit and yard.

Currently set out as a car park. This was predominately used for the former adjacent industrial unit. The site could be secured by fencing around the perimeter, thus providing an excellent opportunity for the likes of Local Builders, scaffolders and other outdoor secure storage facilities/parking.

Location

These selection of modernised and clean Industrial/Business units are located off Ridgewell Way, providing connections to the main through road of Tonypany, South Wales (A4058 providing a direct route to the nearby Town of Pontypridd).

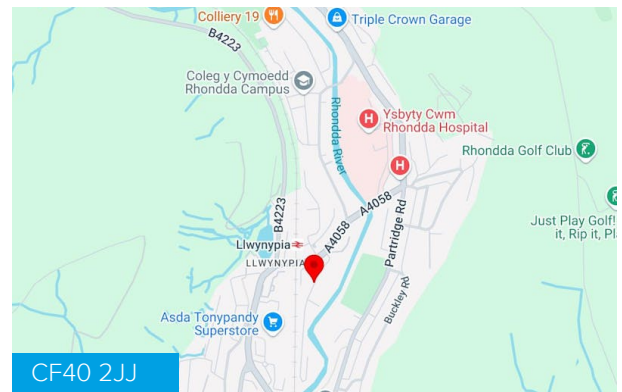
This site is located within the CF40 area of Rhondda Cynon Taff County to the north of the town Centre. Ultimately linking to the A470, that leads directly South to Cardiff City Centre (18 Miles) and West to Swansea City (30 Miles).

Viewings

All viewings are to be arranged by contacting:
Christopher.Black@alignsurveyors.co.uk - 07944 946 030
Kelsey.Collins@alignsurveyors.co.uk - 07376 746 723

Terms

Terms will be offered from a minimum of a 3 year agreement, with either party to provide 6 months mutual prior written notice at any point. A 3-month security deposit will be required, with rent payments made monthly in advance.



Viewing & Further Information



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