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Industrial

12,065 sq ft (1,120.88 sq m)



TO LET

Unit H1, Gellihirion Industrial Estate, Pontypridd, CF37 5SX

Industrial / Warehouse To Let

- Excellent road communications - close proximity to A470 and J32 of the M4 Motorway
- Adjacent to Tesco Extra and Midway Retail Park
- Established Distribution and Industrial Location
- Semi-detached warehouse / industrial unit
- To be refurbished





Size

12,065 sq ft (1,120.88 sq m)

Rent

£66,360 per annum

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Location

Gellihirion Industrial Estate is located on the eastern side of A470 dual carriageway. The estate is adjacent to a Tesco superstore and Midway Retail Park. The A470 dual carriageway is approximately 0.5 miles away via the Upper Boat junction, linking with both Junction 32 of the M4 Motorway (5 miles to the south) and Merthyr Tydfil and the A465 to the north. Cardiff is approximately 9 miles south of the estate.

Connectivity

Road

A470	0.5 miles
M4 (Junction 32)	5.1 miles

Train Stations

Treforest Estate Station	1.2 miles
Cardiff Central Station	10.8 miles

Airports

Cardiff Airport	16.9 miles
Bristol Airport	52.3 miles

Water

Port of Cardiff	12.1 miles



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Description

Well located warehouse / industrial unit situated at Gellihirion Industrial Estate. Semi-detached warehouse / light industrial unit with steel portal frame construction and brick/blockwork lower elevations. There is a front integral single storey office and welfare block. The Estate has excellent road communications situated adjacent to the A470 dual carriageway which provides direct and quick access to the M4 motorway (Junction 32) to the south.

- Office / welfare 1,016 sq ft (94.35 sq m)
- Minimum eaves height 5.4 metres, maximum eaves height 8.4 metres.
- Vehicular access is via single loading door of 4.2 metres wide by 5.2 metres high.
- The premises also benefits from a fenced and gated communal yard to the front of the property.

Specification

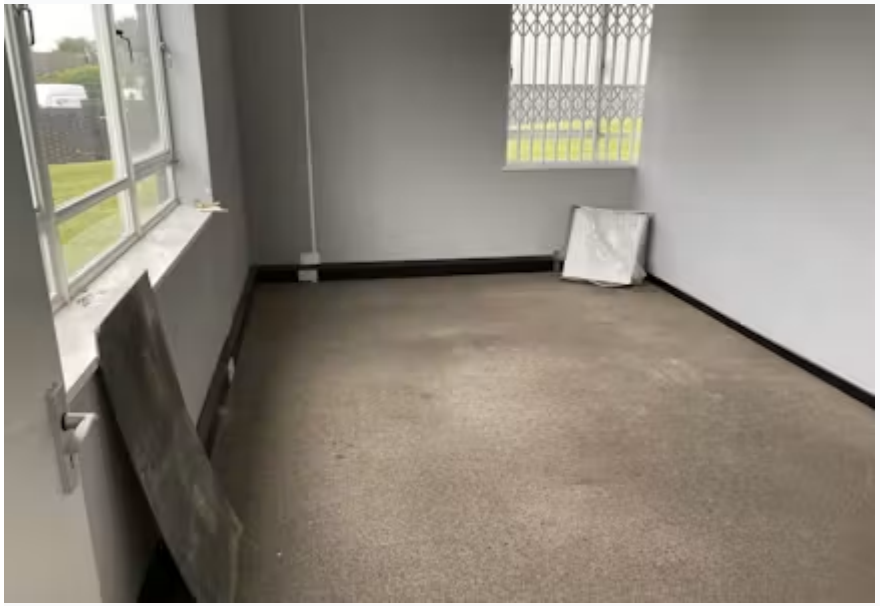


EPC:

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Terms

Unit H1 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£66,360 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £63,500
Rates Payable: £31,877 per annum Based on 2026 Valuation

Service charge

£6,240 per annum Budget Year End Dec 25

Legal Costs

Each party to bear their own costs

VAT

Applicable

Availability

Available Q2 2025

Jenkins Best
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Contact

Henry Best
07738 960012
henry@jenkinsbest.com

Craig Jones
02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

Amelia Nicholas
02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Joint Agents

Mr Rob Ladd
02920262254 | 07912798717

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

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jenkinsbest.com

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All terms quoted exclusive of VAT unless otherwise stated.

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In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.

12/08/2026