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Industrial

22,445 sq ft (2,085.21 sq m)



TO LET

Units A1 & A2, 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
- Detached warehouse / industrial unit
- Fenced yard of circa 0.7 acres
- Unit subject to refurbishment





Size

22,445 sq ft (2,085.21 sq m)

Rent

£134,670 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

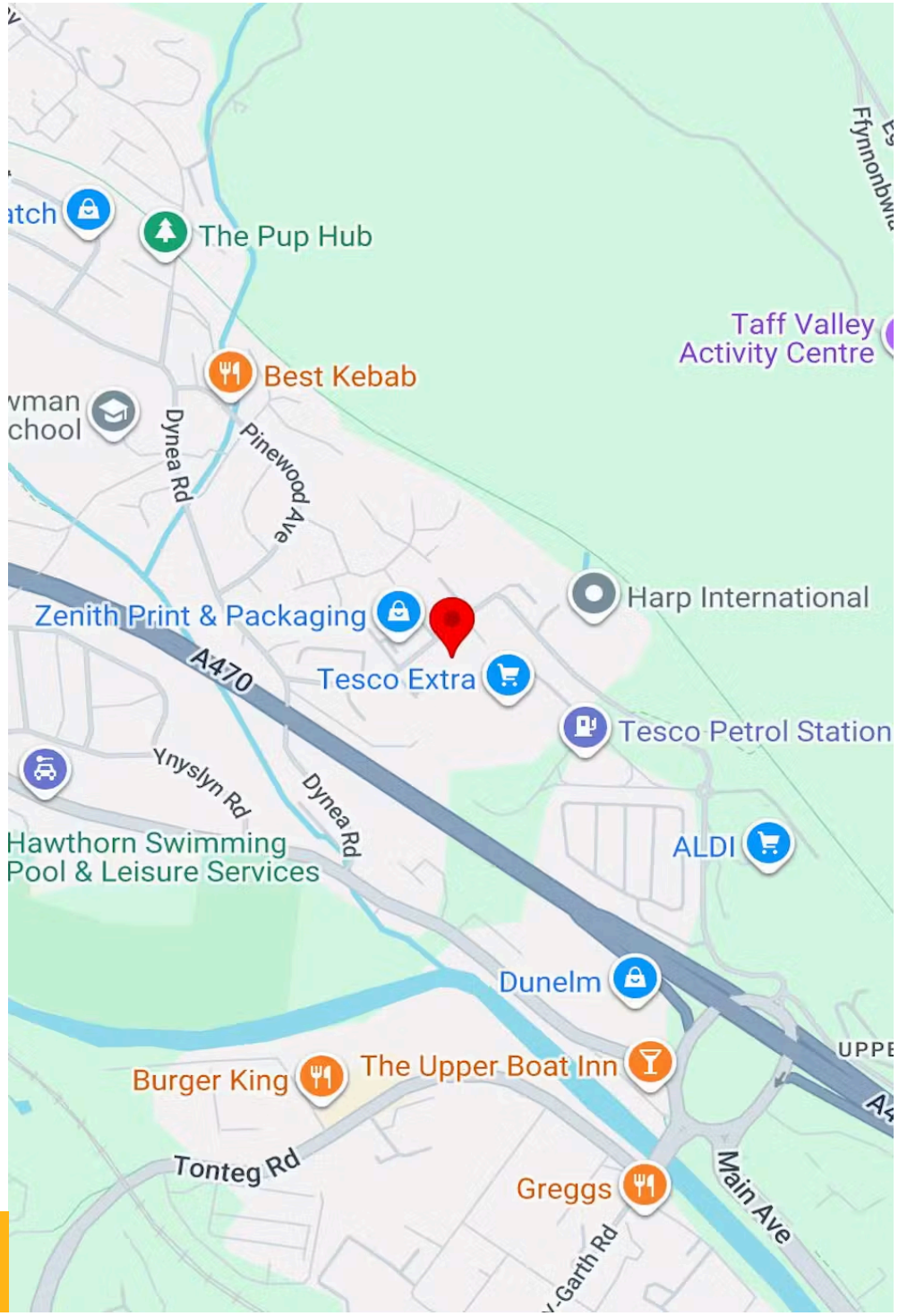
Treforest Estate Station	1.2 miles
Cardiff Central Station	10.8 miles

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 detached warehouse / industrial unit situated at Gellihirion Industrial Estate with steel portal frame construction and brick/blockwork lower elevations. There is a single storey office and welfare block on the front elevation.

- Warehouse - minimum eaves height 5 metres, maximum eaves height 7.6 metres
- Vehicular access is via 2 no. loading doors. (2 No. width 5 metres, height 4.25 metres)
- The premises also benefits from a fenced and gated yard of circa 0.7 acres.

Specification

EPC: C (69)

Eaves Height (m): 7.6

Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
A1 & A2	22,445	2,085
TOTAL	**22,445**	**2,085**

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Terms

Units A1 & A2 is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Rent

£134,670 per annum

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £112,000
Rates Payable: £56,224 per annum Based on 2026 Valuation

Service charge

£4,770 per annum Budget Year End Dec 2025

Legal Costs

Each party to bear their own costs

EPC

C (69)

VAT

Applicable

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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.

08/10/2026