



To Let

Industrial Units

(Formerly Griffin Windows)
Ridgewell Way
Tonypandy, South Wales, CF40 2JP

align Chartered
Surveyors

Description

This exciting new re-development of the Former Griffin Windows site off Ridgewell Way, Tonypandy, will offer several small to medium sized start up business units, each incorporating an open plan working space, with three phase electrical supply and accessible toilets.

All the units will feature brand new accessible electric shutter doors, lighting and modernised decorated walls and floors. Each unit will come with its own designated car parking spaces (location tbc) in front of each unit.

These business industrial units provide a fantastic opportunity for small start-up businesses to grow based locally in the Town. All accommodation has been refreshed recently and will be ready for new tenants to take occupation from August 24.

Location

These selection of modernised and clean Industrial/Business units are located off Ridgewell Way, providing connections to the main through road of Tonypandy, 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).

Nearby occupiers and businesses include Texico Petrol station, ASDA Super store, Day care providers and Home Bargains.

Public transport links are excellent within a 2 minute walk are bus stops and National Rail connections via Llwynpia Train Station providing good regular services.



Location Plan



Floor Areas (IPMS) Sq. Ft.

Floor	Sq.m	Sq. Ft.
Unit 1	551	5,926
Unit 2	325	3,500
Unit 3	227	2,440



Industrial Estate

Comprising of several industrial units for new businesses or expansion.



Business Rates

All enquiries are to be made directly to the Valuation office.

Rent

Floor	Rent
Unit 1	£45,900
Unit 2	£27,960
Unit 3	£20,700

Rent will be exclusive, plus VAT.

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.

EPC

Currently awaiting completion and certification will be provided when available.

Viewing

All viewings are to be arranged through Align Chartered Surveyors by contacting one of our agents below:

Christopher.Black@alignsurveyors.co.uk
Kelsey.Collins@alignsurveyors.co.uk

Legal Costs

The ingoing tenant will be responsible for the landlords reasonable legal fees in the preparation of any lease agreement, these shall be confirmed on application.

Disclaimer

The particulars are set out as a general outline for the guidance of intended purchasers and do not constitute part of an offer or contract. All descriptions, dimensions and other details are given without responsibility and any intending purchaser should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The land is sold as seen, and the purchaser is to make their own checks, surveys, searches etc. No person in the employment of Align Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this site. Align Chartered Surveyors (trading under Align Property Partners Limited CRN: 10385861), Part of the Brierley group of companies (owned by N Yorkshire Council)

