



MAGPIE GROVE INDUSTRIAL PARK, LLWYNPIA, TONYPANDY, RCT., CF40 2JJ

AVAILABILITY & QUOTING TERMS – AUGUST 2024

UNIT	SIZE (sq.ft)	RV 2023	RATES PAYABLE 2024/25	BLDGS. INSURANCE 2024/25	RENT Per Annum	RENT Per Month	EPC RATING
1	2,423	Tba	Tbc.	Tbc.	£20,595 pa.	£1,716 pm.	108 – Band E
2	2,400	Tba.	Tbc.	Tbc.	£20,400 pa.	£1,700 pm.	108 – Band E
3	2,408	Tba.	Tbc.	Tbc.	£20,470 pa.	£1,796 pm.	108 – Band E
4	2,410	Tba.	Tbc.	Tbc.	£20,485 pa.	£1,707 pm.	108 – Band E
5	2,411	Tba.	Tbc.	Tbc.	£20,495 pa.	£1,708 pm.	108 – Band E
6	2,421	Tba.	Tbc.	Tbc.	£20,580 pa.	£1,715 pm.	108 – Band E
7	2,407	Tba.	Tbc.	Tbc.	£20,460 pa.	£1,705 pm.	108 – Band E
8	3,644				LET		
9	3,593				LET		
10	2,378	Tba.	Tbc.	Tbc.	£20,215 pa.	£1,685 pm.	108 – Band E
11	2,378	Tba.	Tbc.	Tbc.	£20,215 pa.	£1,685 pm.	108 – Band E
12	4,776	Tba.	Tbc.	Tbc.	£40,495 pa.	£3,375 pm.	108 – Band E
12A	930	Tba.	Tbc.	Tbc.	£7,905 pa.	£659 pm.	108 – Band E
13	2,386	Tba.	Tbc.	Tbc.	£20,280 pa.	£1,690 pm.	108 – Band E
14	2,382	Tba.	Tbc.	Tbc.	£20,250 pa.	£1,688 pm.	108 – Band E
15	2,369	Tba.	Tbc.	Tbc.	£20,135 pa.	£1,678 pm.	108 – Band E
16	2,858				LET		
Rear yard	0.19 ac.	Tba.	Tbc.	Tbc.	£16,200	£1,350 pm.	n/a

- All rents are inclusive of estate service charge, and estate management costs.
- An annual charge will be made in respect of buildings insurance for each unit.
- Each occupier to be responsible for the payment of business rates and sub-metered utilities.
- All rents subject to VAT which will be charged.

VIEWING & FURTHER INFORMATION



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