



## TO LET

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

Refurbished Workshop/Storage Units



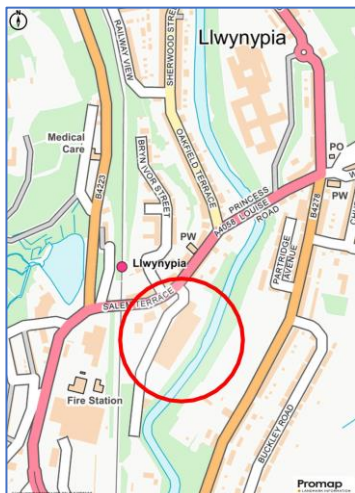
- Refurbished Units From 2,369 sq.ft. (222 sq.m.)
- Estate Within Secure Fenced Compound
- Established Industrial Location In Heart Of Rhondda

## Location (CF40 2JJ)

Magpie Grove Industrial Park comprises a refurbished industrial development of 16 workshop/storage units just north of Tonypany in the heart of the Rhondda Valley.

Situated just off the A4058 in Llwynypia via Ridgewell Way, the estate is situated close to Llwynypia railway station and the Ivor Hael public house, and immediately to the rear of Texaco filling station.

The location of the estate can be seen on the plan below.



## Description

Magoie Grove Industrial Park comprises an estate of 16 recently refurbished workshop/storage units situated within a secure fenced compound, also benefitting from the following:

- Steel frame construction;
- Overclad with metal sheeting;
- Painted solid concrete slab workshop floors;
- Open plan areas;
- Minimum eaves height of 4.60m.;
- Loading doors of 4.00m.(w) x 4.50m.(h);
- LED lighting;
- Wc.
- Shared service yard.

## Accommodation (Gross Internal Area)

Units are available from 2,369 sq.ft.

## Quoting Terms

Flexible lease terms are available.

Please see Schedule of Availability for latest rents.

## Estate Service Charge

A small service charge is payable by the ingoing tenants for a proportion of the costs in maintaining and upgrading the common parts of the estate.

## EPC

On application

**SUBJECT TO CONTRACT**

**AUGUST 2024**

## Mains Services

We understand that the properties benefit from the provision of mains services, including 3x phase electricity, mains water and drainage.

Each property is separately sub-metered.

## User

The property is situated on Ridgewell Way, an established industrial location for B1, B2, and B8 users.



## Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Rhondda Cynon Taff County Borough Council on **01443 281124** or [regeneration@rctcbc.gov.uk](mailto:regeneration@rctcbc.gov.uk)

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## VAT

All figures quoted are exclusive of VAT.

## Viewing

For further information or to arrange an inspection please contact the joint letting agents:



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