

TO LET *May Sell*

UNIT 13 HIGHFIELD INDUSTRIAL ESTATE, FERNDALE, RHONDDA, CF43 4SX

Semi-Detached Workshop/Storage Unit With Offices

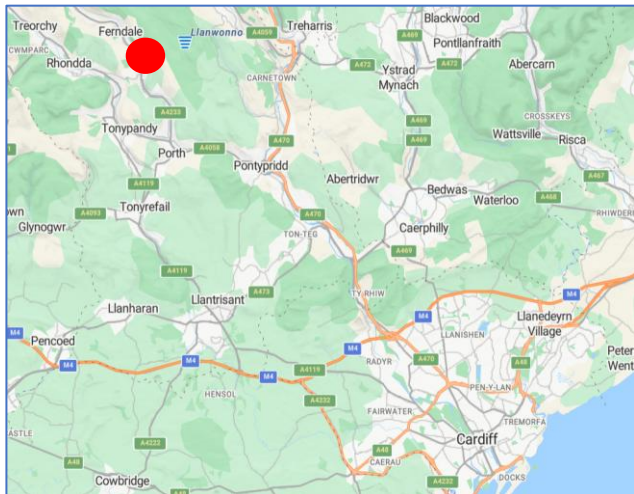


- Extensively Refurbished
- Workshop Of 2,316 sq.ft. (216 sq.m.)
- On Popular Estate In Rhondda
- Good Access To A4233

Location (CF43 4SX)

The property is situated on the Highfield Industrial Estate, Ferndale, RCT in the Rhondda Fach. It is approximately 18 miles north-west of Cardiff and is situated adjacent to the A4233 which provides direct access to Porth and the A4058.- and A4119 to J. 34 of the M4 at Llantrisant.

Highfield Industrial Estate is an established business location containing a number of workshops. The estate is very popular with primarily local occupiers.



Description

The unit comprises a semi-detached workshop/storage unit that benefits from the following:

- Recently Refurbished;
- Full height brick elevations;
- Pitched roof inc. translucent panels;
- Min. eaves height 4.10m. rising to 5.30m.;
- 1x. Vehicle Access Door 3.00m.(w) x 3.61m.(h);
- Office/Ancillary Accommodation;
- Car parking spaces for approximately 3 vehicles;

Accommodation (Gross Internal Areas)

	Sq.m.	Sq.ft.
TOTAL GIA	216	2,316
Workshop		
Inc.		
Ground Floor Office		
Rear Stores		
2x wc.		
Counter		

Mains Services

The property benefits from mains services, including 3-phase electricity, gas, water and drainage.

User

The estate is suitable for occupiers within Use Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution) uses.

SUBJECT TO CONTRACT

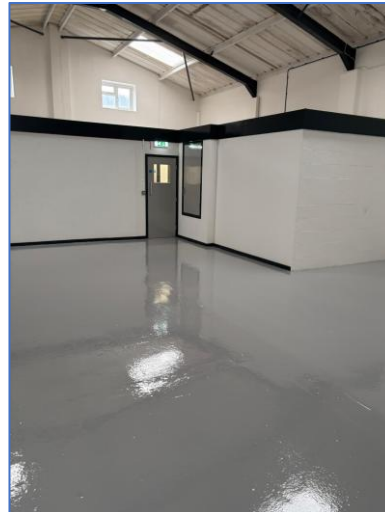
APRIL 2025

Energy Performance Certificate (EPC)

The property has an EPC rating of 90 which is within band 'D'.

Ratable Value

Ratable value (2023)	£10,500 (2023)
Rates payable 2025/26	£5,964 pa.



Terms

The property is immediately available on a new full repairing and insuring lease for a term to be agreed.

Quoting Price/Rent/Price

Quoting rent £19,995 pa
Price on application.

Business Support

For further information please contact:

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

The Business Development Team at Rhondda Cynon Taff County Borough Council on **01443 495 169** & customerservices@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 which will not be charged.

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dipsurveyors.co.uk

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DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.