

## TO LET (May Sell)

**Unit 13 Highfield Industrial Estate, Ferndale,  
RHONDDA, CF43 4SX**

Semi-Detached Workshop/Storage Unit With Offices

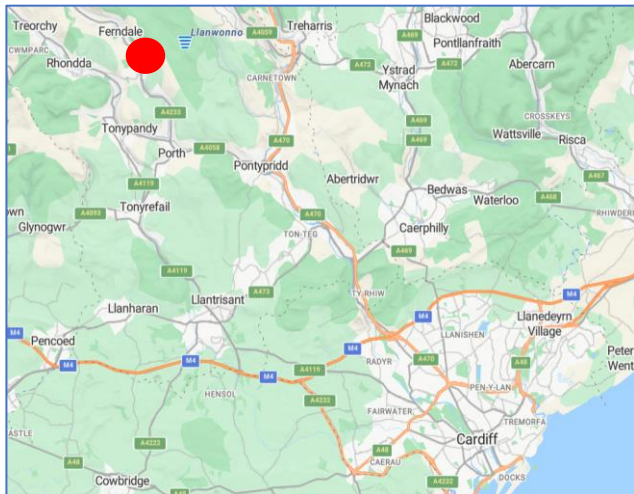


- **Workshop With GIA of 3,244 sq.ft. (301 sq.m.)**
- **On Popular Estate In Rhondda**
- **Good Access To A4233**

## 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:

- 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);
- 2 Storeys of Office/Ancillary Accommodation;
- Car parking spaces for approximately 3 vehicles;
- Unit with secure fenced shared compound.

## Accommodation (Gross Internal Areas)

	Sq.m.	Sq.ft.	Sq.m.	Sq.ft.
<b>TOTAL GIA</b>			<b>301</b>	<b>3,244</b>
Workshop <i>Inc.</i> Ground Floor Office Rear Stores 2x wc. Counter	216	2,316		
First Floor <i>Inc.</i> Office 1 Office 2 Office 3 Office 4	86	926		

## Mains Services

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

**SUBJECT TO CONTRACT**

**FEBRUARY 2024**

## User

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

## 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 2023/24 £5,618 pa.



## Terms

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

## Quoting Rent

£24,500 pa.  
Quoting 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](mailto: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](mailto:michael@dipsurveyors.co.uk)

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