



**TO LET**

**Industrial Unit 3**  
**2,408 sq. ft.**



Magpie Industrial Park  
Ridgewell Way  
Tonypandy, South Wales, CF40 2JP



**Description**

This exciting new re-development of the Former Griffin Windows site off Ridgewell Way, Tonypany, 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**

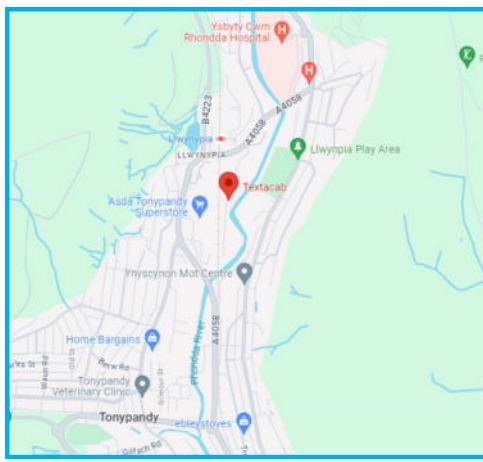
These selection of modernised and clean Industrial/Business units are located off Ridgewell Way, providing connections to the main through road of Tonypany, South Wales (A4058 providing a direct route to the nearby Town of Pontypridd).

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**



**Industrial Park**  
Comprising of multiple newly refurbished units for new businesses or expansion.

**Business Rates**  
All enquiries are to be made directly to the Valuation office.



**Rent**

Unit 3 is **£1,705 + VAT PCM** inclusive of management and service charge costs. (Utilities and business rates to be paid by the tenant).

**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.

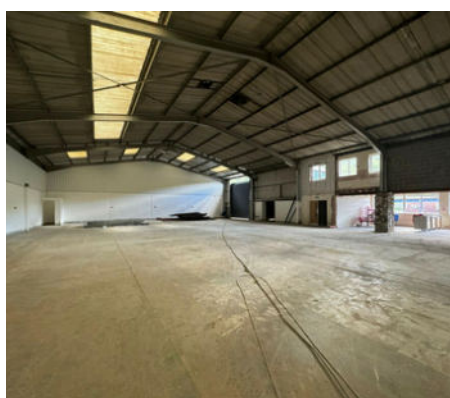
**Viewing**

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

[Christopher.Black@alignsurveyors.co.uk](mailto:Christopher.Black@alignsurveyors.co.uk)  
[Michael@dipsurveyors.co.uk](mailto:Michael@dipsurveyors.co.uk)

**Other Costs**

The ingoing tenant will be required to pay a deposit equivalent to three-months rent.



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

## Schedule of Accommodation

Floor	Sq.m (IPMS)	Sq.Ft (IPMS)	Rent PCM	Availability
Unit 1	225	2,423	£1,716 + VAT	Available
Unit 2	223	2,400	£1,700 + VAT	Available
Unit 3	224	2,408	£1,705 + VAT	Available
Unit 4	224	2,410	£1,707 + VAT	Available
Unit 5	224	2,411	£1,708 + VAT	Available
Unit 6	225	2,421	£1,715 + VAT	Available
Unit 7	224	2,407	£1,705 + VAT	Available
Unit 8	339	3,644	-	Let
Unit 9	334	3,593	-	Let
Unit 10	221	2,378	£1,684 + VAT	Available
Unit 11	221	2,378	£1,684 + VAT	Available
Unit 12	530	5,705	£4,041 + VAT	Available
Unit 13	222	2,386	£1,690 + VAT	Available
Unit 14	221	2,382	£1,687 + VAT	Available
Unit 15	220	2,369	£1,678 + VAT	Available
Unit 16	266	2,858	-	Let
<b>Total</b>	4,143	44,573		-