

TO LET

Industrial / Warehouse Unit



Llwyncelyn Industrial Estate, Llwynellyn, Porth, RCT, **CF39 9SJ**

-
- Self contained unit



**STEEP
HOLM**

PROPERTY
ADVISORS

www.steeholm.co.uk

Location:

The property is located on the outskirts of the town of Porth behind the Ilwyncellyn Fire Station.

Description:

The accommodation comprises two terraces of light industrial units situated within a secured yard with ample parking.

Accommodation:

Unit No	Sq M	Sq Ft	Rent
1-3	327.75	3,485	£13,940

* Incentives offered

Terms:

The units are available on new FRI leases. Flexible lease terms are available.

Rates:

All properties are subject to business rates.

VAT

All figures quoted are exclusive of VAT.

Legal Costs:

Each party to bear their own legal costs.

Viewing & Further Information:

By prior appointment with the sole letting agents:
Steepholm Property Advisors

Contact:

Phil Griffiths

Steep Holm Property Advisors

07817 265 928

phil@steepholm.co.uk

Subject to Contract August 2010