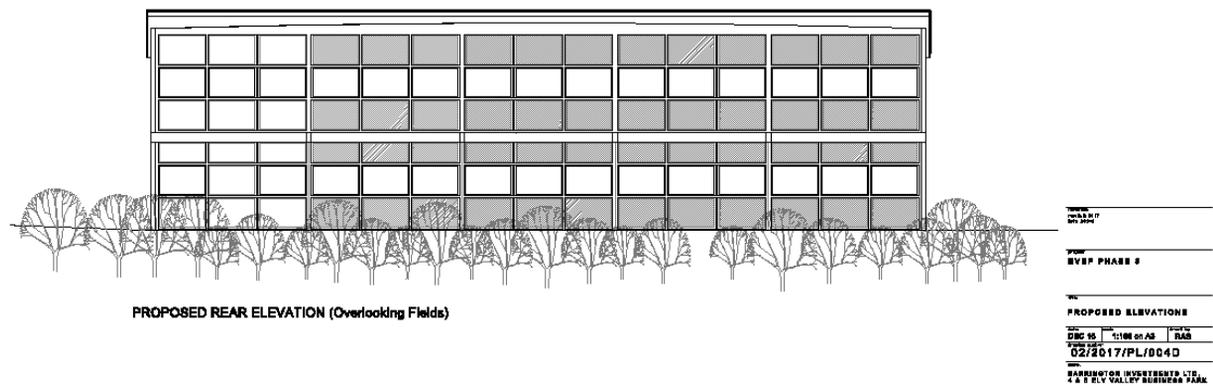
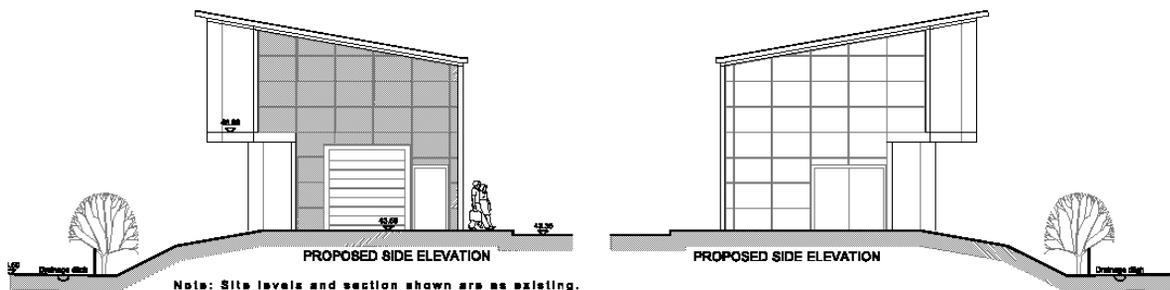


# To Let

Innovation Centre 2, Ely Valley Business Park,  
Pontyclun, CF72 9DZ

Available January 2020



## New Business Unit

311 sq m (3,350 sq ft)

### PROPERTY FEATURES

- Detached unit currently under construction
- High quality two storey office / laboratory space
- Separate loading door
- 6 car parking spaces

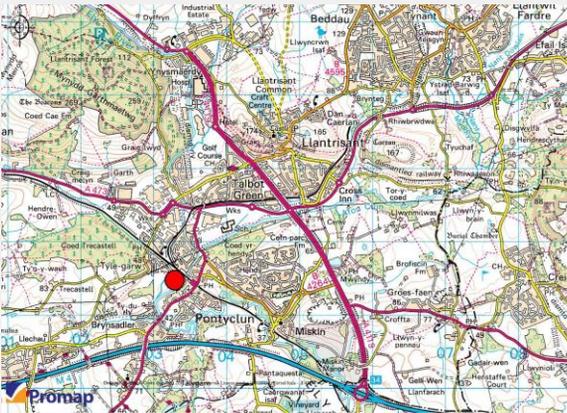
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## LOCATION

Ely Valley Business Park (CF72 9DZ) is located in Pontyclun, 12 miles north east of Bridgend and two miles west of Llantrisant. Junction 34 of the M4 Motorway is 3 miles to the south.

The Business Park is situated close to Pontyclun railway station and is in an established and recognised business location.



## DESCRIPTION

The property will comprise a detached business unit, currently under construction. It will be of steel portal frame construction and provide an Innovation Centre finished to a high quality specification with 2 storey offices and toilet / welfare facilities.

The unit will benefit from designated car parking and a separate loading area.

A full specification of the construction is available upon request.

## ACCOMMODATION

Description	sq m	(sq ft)
Ground Floor	140	(1,507)
First Floor	171.25	(1,843)
<b>Total</b>	<b>311.25</b>	<b>(3,350)</b>

Exact measurements to be confirmed on completion.

**September 2019 – subject to contract**

## TENURE

Available on a new Full Repairing and Insuring lease.

## RENT

£25,000 per annum.

## RATEABLE VALUE

To be assessed

## SERVICES

We understand the unit will benefit from three phase electricity, gas and water.

## SERVICE CHARGE

Any incoming tenant will be responsible for a proportion of the Estate Service Charge for costs incurred in maintaining the common area of the estate.

## ENERGY PERFORMANCE CERTIFICATE

To be assessed upon completion.

## VAT

VAT will be charged on the costs.

## VIEWING / FURTHER INFORMATION:

Please contact Sole Agents Knight Frank



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