



TO LET

**UNIT 6
MERTHYR INDUSTRIAL PARK
MERTHYR TYDFIL
CF48 4DR**

- Accommodation with excellent roadside visibility
- Ample on-site car parking
- Conveniently located to the A470 and A465 dual carriageway
- Total Gross Internal Area circa 2,479 sq ft (230 sq m)
- EPC Band: D (92)

RENT – £13,000 PER ANNUM EXCLUSIVE

LOCATION

Merthyr Tydfil Industrial Park is positioned fronting onto the A4054 in Pentrebach, to the south of the town centre. Its location provides easy access onto the A460 which links south onto Junction 32 of the M4, and north onto the Heads of the Valleys road network.

Access from the A470 is via the A4060 towards Merthyr town centre then south via the A4054. The industrial park is clearly signposted on the right hand side.

The estate benefits from a prominent road frontage on the main spine road of the industrial park and has become an established trade and light industrial location with nearby occupiers including, Edmundson Electrical and City Electrical Factors.

DESCRIPTION

The property comprises a modern mid-terrace unit benefiting from the following:

- steel portal framed construction;
- elevations of steel sheet/ brick block work;
- insulated roof incl. translucent panels;
- vehicular access roller shutter door;
- car parking.

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Total Gross Internal Area (GIA)

Main warehouse incl. office/ ancillary – 2,479 sq ft (230 sq m)

ESTATE SERVICE CHARGE

All occupiers within the estate are obliged to contribute towards the estate service charge. Further information is available upon request.

SERVICES

Mains services, including 3x phase electricity, water and drainage, are connected to the property.

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The property is available to let by way of a new lease on terms to be agreed.

RENT

£13,000 per annum exclusive.

BUSINESS RATES

We have made online enquiries of the Valuation Office who confirm the following Rateable Value:

Rateable Value: £13,500
Uniform Business Rate 2019/20: 52.6
Gross Rates Payable: £7,101

We advise all interested parties should make their own enquires with the Valuation Office Agency and Local Authority in this regard.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

Strictly by appointment with the joint agents:

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or

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SUBJECT TO CONTRACT AND AVAILABILITY

1686/FEB19

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should reply on any statement as being either a representation or warranty.

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