

**TO LET - UNDERGOING FULL REFURBISHMENT**

# **Unit 7 Triangle Business Park**

## **MERTHYR TYDFIL, CF48 4TQ**



# **1,057.17 sq m (11,379 sq ft)**

## **Property Highlights**

- **Industrial / Warehouse / Trade Counter premises**
- **Main road frontage onto Triangle Business Park Road**
- **Ancillary (open plan) office and WC facilities**
- **Undergoing full refurbishment**
- **Established commercial location - nearby occupiers include Iceland Food Warehouse, Halfords and Home Bargains**  
**Excellent road links to the A4060, A465 and A470**
- **2 miles south of Merthyr Tydfil town centre**

For more information, please contact:

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## Unit 7 Triangle Business Park

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### Location

Triangle Business Park is an established commercial location situated 2 miles to the south of Merthyr Tydfil town centre at Pentrebach.

The location is well served by the A4060, which links to the A470 (dual carriageway) to the south west and A465 (Heads of the Valley Road) to the north east. The A470 provides access to the M4 (16 miles to the south) at Junction 32.

The immediate locality benefits from a wide range of amenity offering, with occupiers including Iceland Food Warehouse, Greggs, Coop Food and Home Bargains. Merthyr Tydfil Council are located opposite Unit 7. Pentrebach train station is within walking distance, approximately 500m to the south west.

### Description

The property comprises a fully self-contained warehouse premises of 1,057.17 sq m (11,379 sq ft) which is currently undergoing extensive refurbishment, with works including a new roof (25 year guarantee), new LED lighting and open plan office accommodation. To the front of the premises is a sizeable forecourt parking area. Vehicular loading, together with potential for additional parking, is via a level access loading door (4.55m (h) x 3.60m (w) to the rear). The premises benefit from main road frontage onto Triangle Business Park Road.

Minimum eaves height measures 5.38m, rising to a maximum (pitch) height of 8.80m.

### Accommodation

The property was measured in accordance with the Code of Measuring Practice (6<sup>th</sup> edition) to measure 1,057.17 sq m (11,379 sq ft) on a gross internal basis. Within this footprint, the office and ancillary accommodation accounts for 177.80 sq m (1,914 sq ft).

### Tenure

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

### Quoting Terms

On application with the sole agents.

### Rateable Value

Rateable Value (2017):	£27,250
Rates Payable:	£14,578.75
UBR 2020-2021:	53.5p

Interested parties are advised to make their own enquiries regarding rates with Merthyr Tydfil Council.

### Services

We understand that services including three phase electricity, mains water, gas and drainage are available to the premises. Interested parties are advised to make their own enquiries to establish services suitability, connectivity and capacity.

### Energy Performance Certificate

A full copy of the certificate is available on request.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

### VAT

VAT will be charged on all costs.

### Anti Money Laundering Obligations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

### Viewing

For further information and to arrange an inspection, please contact sole agents:

#### Cushman & Wakefield:

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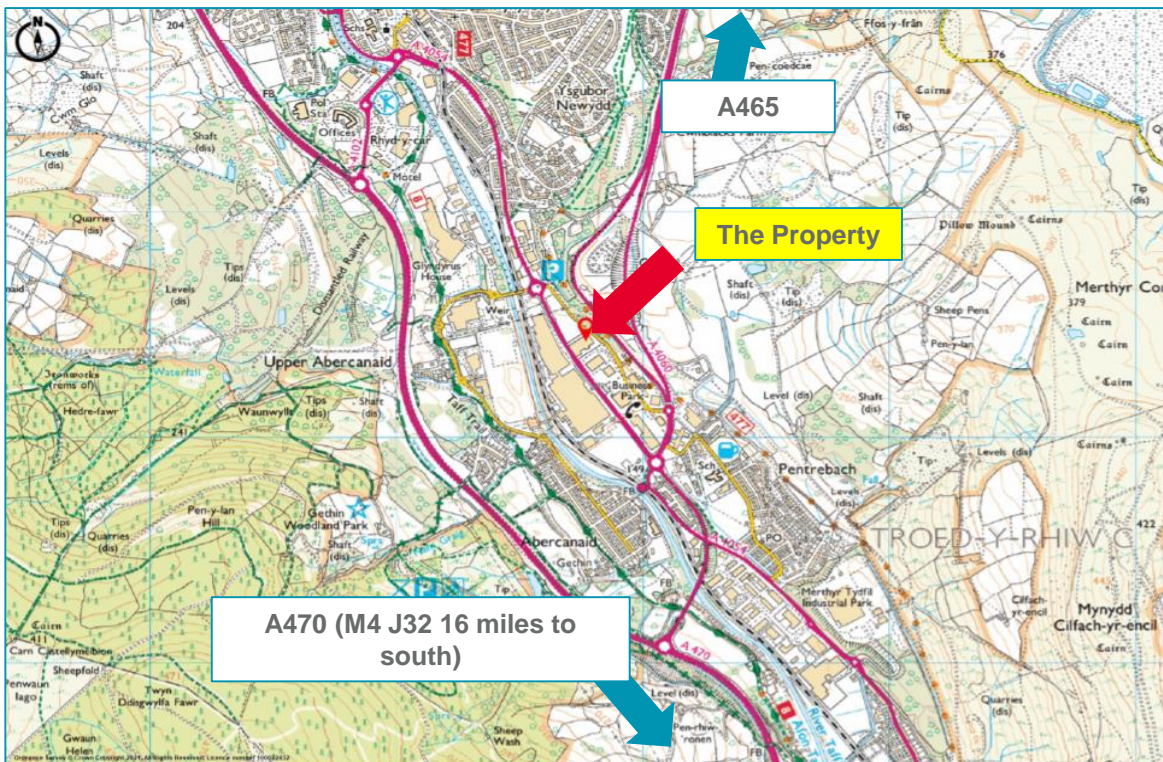
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