

**TO LET**

NEW DEVELOPMENT OF BUSINESS UNITS



WHITEBEAM COURT  
**TYDU**  
NELSON • CF46 6HG

- Units from 105 sq m (1,130 sq ft) to 338 sq m (3,637 sq ft)
- Available individually or combined
- Close proximity to A470





## LOCATION

Ty Du is located to the south of the regional town of Nelson and benefits from direct access onto the A472 which connects Abercynon and Ystrad Mynach, leading on to Caerphilly and Blaenau Gwent.

The A470 is 2 miles to the west and provides dual carriageway access to the A465 (Heads of the Valleys Road) approximately 11 miles north west and Junction 32 of the M4 Motorway 12 miles to the south. Cardiff City Centre is 16 miles to the south and Caerphilly Town Centre 6 miles away. Rail connections are located in Abercynon and Ystrad Mynach, both providing access to Cardiff.

Nelson offers local amenities such as a supermarket, cafes, village centre, primary school and a doctors surgery.

## THE DEVELOPMENT

Whitebeam Court is a Joint Venture partnership between Caerphilly County Borough Council and Welsh Government.

The new development is the latest phase of an ambitious sustainable mixed-use development for Ty Du by Welsh Government. A major scheme to undertake the enabling highways infrastructure works, including installation of services and estate roads was successfully completed in 2019 and has prepared the 18ha landmark site for future residential and commercial development, which will include circa 200 homes (including provision for affordable homes)

with a total of 2.85ha allocated for employment use.

The development is part funded by the European Regional Development Funds through the Welsh Government.

## DESCRIPTION

The development will create a managed business park offering five self-contained terraces of employment units that are available individually or combined. The units will be of high quality, low maintenance set within a landscaped environment.

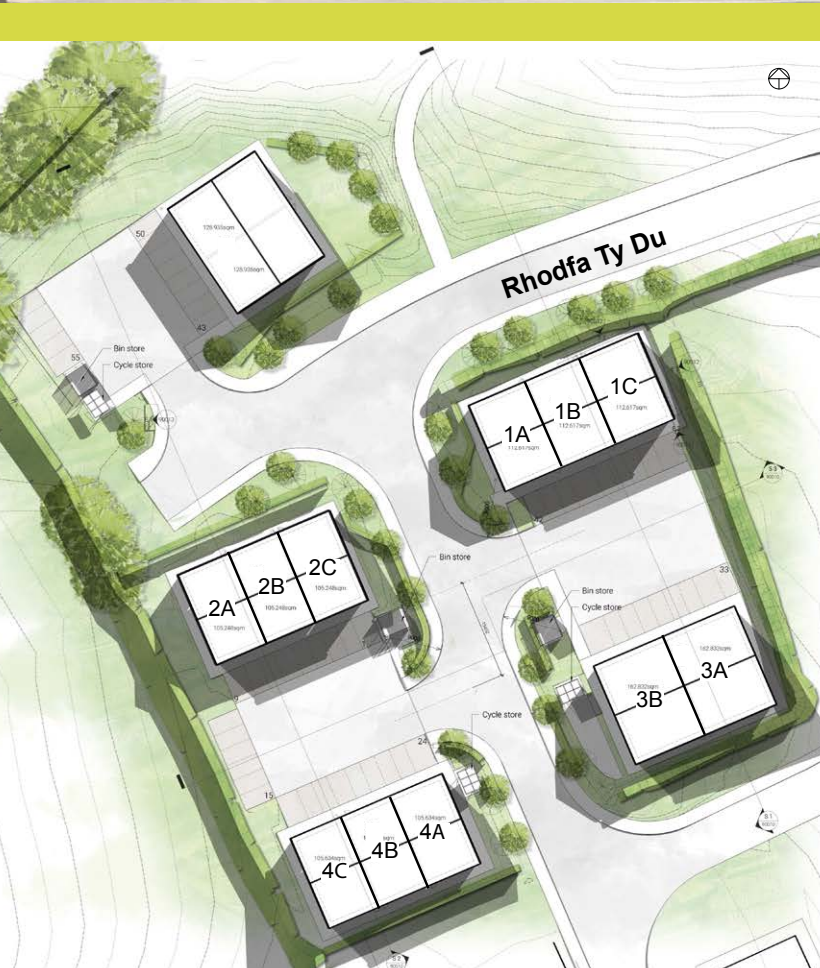
The development has been designed to use traditional forms similar to barns and natural colours so that they harmonise with the surrounding landscape.

## SPECIFICATIONS

On track for BREEAM Excellent
Finished to shell with toilet facilities
Minimum eaves height of 6m
Loading door of 3m x 3m
Natural light to first floor
3 phase electricity
Full Openreach Fibre
PV Solar Panels
Electric Charging Points
Dedicated car parking spaces



All plans are for identification purposes only. Not to scale.



## ACCOMMODATION

<b>Unit 1A</b>	112.87 sq m	1,215 sq ft
<b>Unit 1B</b>	112.87 sq m	1,215 sq ft
<b>Unit 1C</b>	112.87 sq m	1,215 sq ft
<b>Unit 2A</b>	105.69 sq m	1,138 sq ft
<b>Unit 2B</b>	105.69 sq m	1,138 sq ft
<b>Unit 2C</b>	105.69 sq m	1,138 sq ft
<b>Unit 3A</b>	163.16 sq m	1,756 sq ft
<b>Unit 3B</b>	163.16 sq m	1,756 sq ft
<b>Unit 4A</b>	105.69 sq m	1,138 sq ft
<b>Unit 4B</b>	105.69 sq m	1,138 sq ft
<b>Unit 4C</b>	105.69 sq m	1,138 sq ft

*Units are available individually or can be offered combined.*

## PLANNING

Each unit is designed to be flexible so it can be used for light industrial or office uses. Any use that can be classed as noisy manufacturing / production or motor vehicle related will not be permitted.

## ENERGY PERFORMANCE CERTIFICATE

To be provided once the development is completed.

## TERMS

Available to let on a new full repairing and insuring lease for a minimum of 3 years. The Landlord will reserve the right to request a rental deposit at lease commencement.

All in going tenants will be required to answer the standard Tenant questionnaire. More details available upon request.

## RENT

On application

## ESTATE SERVICE CHARGE

Each occupier will pay a proportion of the Estate Service Charge which will cover the costs in maintaining the upkeep of the common parts of the development.

## INSURANCE

The Landlord will insure the property and charge the tenant the annual premium. Contents insurance will be the Tenant's responsibility

## VAT

VAT will be charged on all costs.

## VIEWING

Please contact the appointed agents Knight Frank.



**Neil Francis**  
neil.francis@knightfrank.com  
T: +44 2920 440 147  
M: +44 7766 511 983

**Tom Griffiths**  
tom.griffiths@knightfrank.com  
T: +44 2920 440 140  
M: +44 7870 861 077



This document is available in Welsh /  
Mae'r ddogfen hon ar gael yn Gymraeg



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