

COLLIERY

BUSINESS PARK

Coed Ely,
Llantrisant,
CF39 8BL

For Sale / To Let

Brand New Warehouse Units 1,250 – 35,000 sqft
4.5 miles from M4 Junction 34



collierybusinesspark.co.uk

COLLIERY

BUSINESS PARK

Connected.....

Efficient.....

Flexible.....



COLLIERY

BUSINESS PARK

A high quality development in a high profile location.

Colliery Business Park is a brand new development of high quality industrial, warehousing and urban logistics units in the Llantrisant area.

The launch of Colliery Business Park sets a new level in quality of design and specification in Wales by meeting the requirements of the modern business both regionally and nationally.

- 4.5 miles from M4 motorway junction 34
- Up to 8 M clear eaves height
- Up to 35 M yard depths
- Level access loading
- 15% roof lights
- Units ranging from 116.1 sqM (1,250 sqft) to 3,251.5 sqM (35,000 sqft)
- Both flexible & longer lease terms available including the sale of long leasehold interests
- BREEAM excellent certification



General Specification



- 6.5 – 8.0 M clear eaves height*
- Full height level access electric loading doors



- Clear span floor plates
- 37.5 - 50 kN per Sq.M floor loading*
- Racking options available upon request



- Large yards depths
- HGV parking
- Van & car parking spaces with separate EV parking



- BREEAM excellent
- 15% roof lights
- Services- Mains water, electric and drainage

PLANNING USE

Consented- B1,2 and B8 uses. (Warehouse, storage, industrial and distribution)- Interested parties are to satisfy themselves with the local authority.

*subject to unit type



Accommodation

	Sqft	SqM
Unit 110	15,000	1,393.5
Unit 120	10,000	929.0
Unit 130	10,000	929.0
Units 201-210	1,500 /unit*	139.4
Units 301-310	1,250/unit*	116.1
Units 401-405	1,250/unit*	116.1
Units 501-506	1,250/unit*	116.1

* Multiples of or individual units

QUOTING RENTS

Leasehold: £6.75 per sqft

Long leasehold: POA

VAT

All figures are exclusive of VAT where applicable.

SERVICE CHARGE

There is an estate service charge for the upkeep and maintenance of the communal areas.

LEGAL COSTS

All parties are responsible for their own legal and professional costs.



Plan for illustration purposes

Travel Distance and Times



Junction 34 M4	4.6 miles	10 minutes
Junction 32 M4	9 miles	15 minutes
Cardiff City Centre	15 miles	26 minutes
Cardiff Wales Airport	15 miles	28 minutes
Swansea City Centre	35 miles	46 minutes
Bridgend	15 miles	24 minutes

The above data has been taken from Google.

As part of agent obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright and Cushman & Wakefield will require any purchaser to provide proof of identity along with any other required documents.

Brochure dated April 2021



Ben Bolton
 029 20 34 6376
 078 9992 3978
 Ben.bolton@coark.com



029 2026 2288
 cushmanwakefield.co.uk

CHRIS YATES
 029 20 26 2272
 078 5065 8050
 Chris.yates@cushwake.com

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