

Unit 2 Cambria House

Merthyr Tydfil Industrial Estate, CF48 4XA

PROMINENTLY LOCATED BUSINESS UNIT – INTEGRAL OFFICES AND WAREHOUSE



1,453.84 sq m (15,649 sq ft)

Property Highlights

- **Business Unit – integral offices and warehouse**
- **42 dedicated parking spaces**
- **Prominently located – fronting the A4054**
- **Close proximity to A470**

For more information, please contact:

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Location

Cambria House is situated on Merthyr Tydfil Industrial Estate an established commercial location to the south of Merthyr Tydfil town centre.

The estate was majority constructed in the 1970's and includes a number of light industrial units. It benefits from excellent access to the A470 and fronts onto the A4054. The M4 (J32) is approximately 19 miles to the south, with Cardiff 24 miles to the south. Pentrebach Retail Park and Triangle Business Park are in close proximity to the estate.

Nearby estate occupiers include Simbec Orion, Booker, Edmundson Electrical and Castell Howell Foods Limited.

Description

Unit 2 Cambria House occupies a prominent position fronting onto the A4054. The property comprises a hybrid business unit with a split of ground floor warehouse (with level access shutter door) and a concrete mezzanine running the length of the demise, providing office accommodation at first floor level. To the front of the property is a glazed aluminium framed frontage and entrance canopy.

Specification to the warehouse includes a steel portal frame with concrete flooring and strip lighting. Specification to the offices include solid concrete (carpeted) flooring, strip lighting, air handling system, perimeter trunking and suspended ceiling. A passenger lift provides access between the 2 floors.

Externally the property benefits from dedicated car parking, providing 42 spaces.

Accommodation

Description	Sq M	Sq Ft
Ground Floor	731.05	7,869
First Floor	722.79	7,780
TOTAL:	1,453.84	15,649

Business Rates

Current Rateable Value (2010) £60,500

Current UBR Multiplier (2015/16): 48.2p

Services

We understand that all mains services including gas, water and electricity are available to the property. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

Tenure

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

Alternatively, a sale of the property with vacant possession may be consider.

Rent / Price

On application – all figures quoted exclusive of VAT.

EPC

The property has an Energy Performance Rating of 'C' (68). A full copy of the certificate can be made available upon request.

Service Charge

A service charge is payable by the incoming tenant for a proportion of the costs in maintaining and upgrading the common parts of the estate.

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.

Viewing

To arrange a viewing or to discuss further please contact the agents Cushman & Wakefield:

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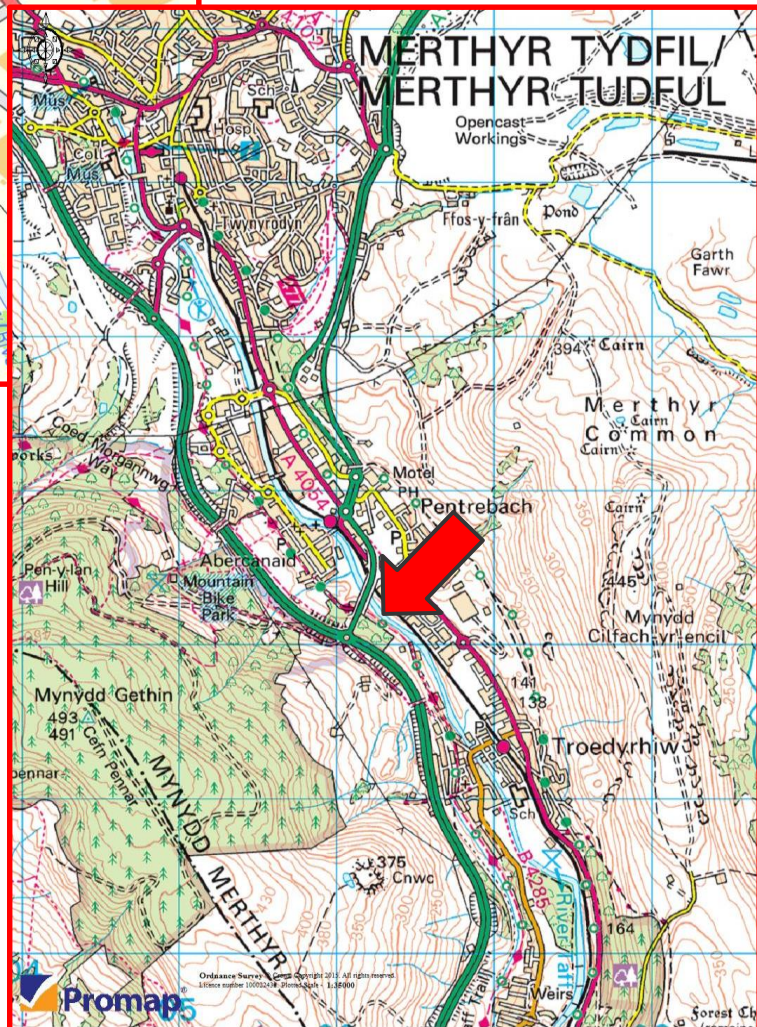
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