

TO LET

Unit 8
Merthyr Industrial Park
Merthyr Tydfil
CF48 4DR

February 2019

Highlights

- Mid-terrace unit
- Ample on-site car parking
- Located near to the A470 and A465
- GIA 2,923 Sq.Ft (271 Sq.M)
- EPC: C (74)



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

Floor	Sq Ft	Sq M
Main Warehouse	2,491	188
Incl. office / ancillary		
First Floor	432	40
Total	2,923	271
Mezzanine	1,059	98

Terms

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

Rent

£15,350 per sq ft per annum

Rates

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

Rateable Value: £13,750

Uniform Business Rate 2018/19: 51.4

Gross Rates Payable: £7,067.50

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

Service Charge

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

VAT

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

Services

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

Viewing Arrangements

Strictly by appointment with Avison Young or joint agents:



02920 867711 caerphilly@brinsons.co.uk

For further information or an appointment please contact:

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