



Available TO LET

Trade Counter/
Light Industrial Unit

Unit 13
Merthyr Tydfil Industrial Park
Pentrebach
Merthyr Tydfil
CF48 4DR



08449 02 03 04

gva.co.uk/Cardiff

- ◆ Accommodation with excellent roadside visibility
- ◆ Adjacent occupiers include Edmundson Electrical and CEF
- ◆ Area available at 3,725 sq.ft (346 sq. m)
- ◆ Conveniently located to the A470 and A465 dual carriageway
- ◆ Terms to be agreed

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Location

Merthyr Tydfil Industrial Park is positioned fronting onto the A4054 in the Pentrebach area to the South of the town and provides easy access on to the A470 which links South onto Junction 32 of 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 park is clearly signposted on the right hand side.

The estate benefits from a prominent road frontage on the main spine road of the Park and has become an established trade and light industrial location with nearby occupiers including, Edmundson Electrical and City Electrical Factors.

Description

Merthyr Tydfil Industrial Park is made up of a number of terraces of Units built of steel portal frame construction with part brick and part block work elevations to approximately 2 metres. The unit includes a store under pitched roof.

Internally the units offer a range of layouts with some offering two storey office provisions to the front of the building.

Internally units provide:

- High level strip lighting—to some units
- 3 phase electricity—to be confirmed
- Eaves height of approx 4.54 metres
- Apex of approx 5.7 metres
- Roller shutter access doorway

Accommodation

The available accommodation onsite is as outlined in the availability table below. All areas are measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Proactive 6th Edition.

Property	Sq. Ft	Sq. M
13	3,725	346

Tenure

Accommodation is available to let on a new full repairing and insuring terms for a term to be agreed, to incorporate periodic upward only open market rental reviews.

Rates

Interested parties should make their own enquiries on the rating authority website: <https://www.tax.service.gov.uk/business-rates-find/search>

Rent

Rent on application to agent.

Legal Costs

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

VAT

All figures quoted are exclusive of V.A.T. where applicable.

EPC

Full copy of the EPC report with recommendation is available on request.

