

UNIT 1 VIADUCT HOUSE

MERTHYR TYDFIL INDUSTRIAL PARK, PENTREBACH CF48 4DR



LIGHT INDUSTRIAL / TRADE COUNTER UNIT
3,422 SQ.FT (317.94 SQ.M)



- Minimum eaves height 4.8 metres
- Quick access to the A470
- Potential to create a dedicated yard

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 A470 dual carriageway, which links south onto Junction 32 of M4, and north onto the Heads of the Valleys Road.

The Industrial Park is a well established trade and light industrial location with nearby occupiers including, Edmundson Electrical and City Electrical Factors. The property is located off the main estate road.

DESCRIPTION

The property is an end-terrace unit of steel portal frame construction, with part brick and block cavity walls and profile steel cladding to the roof and upper elevations. The accommodation provides minimum eaves height of 4.8m and is served with a roller shutter door measuring 4.4m in height and 4.12m in width. Internally, there are male & female WC's, kitchen / office accommodation.

Externally the property benefits from ample car parking to the front and right hand elevation and presents the opportunity to create dedicated yard space.

ACCOMMODATION

Warehouse	2,983 sq.ft.	(277.16 sq.m)
WC's and kitchen /office	439 sq.ft.	(40.78 sq.m)
TOTAL GIA	3,422 SQ.FT.	(317.94 SQ.M)

PARKING

10 spaces

MAINS SERVICES

3 phase electric, gas and water are connected to the property.

TERMS

The property is available to lease on a full repairing and insuring basis for a term to be agreed.

RENT

£16,250 per annum.

SERVICE CHARGE

The landlord retains the right to request a contribution towards the upkeep and maintenance of the estate. Further information is available on request.

VAT

Will be payable on all charges.

RATES

Rateable value	£14,000
Rates Payable	£7,196 pa

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in this matter.

EPC RATING

The property has an EPC rating of D/88.



VIEWING

Strictly by appointment with sole agents:-

Mark Siddons mark.siddons@coark.com 029 2034 6361 Rhys Price rhys.price@coark.com 029 2034 6374

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