

TO LET (May Sell)

Unit 12 Cyfarthfa Industrial Estate, Merthyr Tydfil, CF47 8PE

Semi-Detached Production/Storage Facility



- Unit Of 949 sq.m. (10,210 sq.ft.)
- Ground & First Floor Ancillary Accommodation
- Situated Within Modern Trade Estate
- Good Access To A470

Location (CF47 8PE)

Merthyr Tydfil is c. 20 miles north of J.32 of the M4 at Coryton, Cardiff.

The property is situated on the Cyfarthfa Industrial Estate, a modern estate located just north of the town centre and best accessed via the A470 dual carriageway and the exit for Cyfarthfa Retail Park.

Proceed over the roundabout and at the traffic lights turn left. The Cyfarthfa Industrial Estate is on the left hand side. Other occupiers in the vicinity include Merthyr Tydfil Ambulance Service, and Travis Perkins.

Description

The property comprises a semi-detached storage / production facility built during the mid-1980's which benefits from:

- steel portal frame with supporting trusses;
- insulated pitched roof inc. translucent panels;
- 2x. gas-fired heaters in warehouse;
- 2-storey office and ancillary accom,;
- front loading facilities facilities;
- additional front car parking.

Accommodation (Gross Internal Area)

| | Sq.m. | Sq.ft. |
|--|------------|---------------|
| Total | 949 | 10,210 |
| <i>Inc.:</i> | | |
| <i>Ground Floor Office & Ancillary</i> | 53 | 573 |
| <i>First Floor Office</i> | 53 | 571 |
| <i>First Floor Offices</i> | 99 | 1,064 |

Mains Services

The property benefits from the provision of all mains services, including 3x phase electricity & mains gas.

Heating is via a gas-fired central heating system + and there are gas-fired heaters in the workshop.

Energy Performance Certificate (EPC)

To be assessed

Estate Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate.

Ratable Value

The property is yet to be separately assessed for business rates.

SUBJECT TO CONTRACT

Quoting Rent/Price

The unit is held FREEHOLD and is available on either a new full repairing and insuring lease.

Alternatively our clients may consider a freehold disposal – price on application.

Further Assistance For Business

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**, or

Business Development Team at **Merthyr Tydfil County Borough Council** on **01685 725 000**
economicdevelopment@merthyr.gov.uk.



VAT

All figures quoted are exclusive of VAT.

Legal Costs

The in-going tenant/purchaser is to be responsible for our clients reasonable legal fees up to £750 + VAT.

Viewing

For further information or to arrange an inspection please contact the joint agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

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