



TO LET

**UNIT 3 MERTHYR INDUSTRIAL PARK
MERTHYR TYDFIL
CF48 4DR**

- Accommodation with excellent roadside visibility
- Ample on-site car parking
- Total Gross Internal Area circa 6,370 sq ft (591 sq m)
- Conveniently located to the A470 and A465 dual carriageway
- EPC Band: E (104)

RENT ON APPLICATION

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 constructed of a steel portal frame with pitched roof and mixed profile clad and brick side elevations. The unit has single storey office accommodation to the front providing separate pedestrian access with rear roller shutter loading access. The unit benefits from the following:

- Minimum eaves height of approximately 7.05m (23 ft)
- 10 car parking spaces to front elevation
- Sodium high level lighting to warehouse
- Vehicular access roller shutter door to rear into large shared yard.
- Offices/ancillary accommodation to front providing single and open plan offices with WC and kitchen facilities.
- 3 phase electricity – details TBC
- Roadside prominence to passing traffic

ACCOMMODATION

From measurements taken on site we have calculated the following approximate floor areas:-

Total Gross Internal Area (GIA) – 6,370 sq ft (591 sq m)

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

RENT

On Application

TERMS

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.

SERVICE CHARGE

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

BUSINESS RATES

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

Rateable Value: £19,500
Uniform Business Rate 2019/20: 52.6
Gross Rates Payable: £10,257

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

VAT

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

ARRANGE A VIEWING

Strictly by appointment with the joint agents:

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or

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Daniel Davies – daniel.davies@avisonyoung.com

SUBJECT TO CONTRACT AND AVAILABILITY

1729/MAR19

IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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