

For Sale / To Let

Unit 10-12, Cyfarthfa Industrial Estate, Merthyr Tydfil, Glamorgan, CF47 8PE

10,210 to 30,630 sq ft (948.54 to 2,845.62 sq m) GIA

- Established industrial location
- Min Eaves 4.8m - Max Eaves 6.7m
- Excellent communication links
- Offices & amenities in each unit
- Parking to the front of the unit



Location

Cyfarthfa Industrial Estate is situated off Cyfarthfa Road close to the junction with Swansea Road, approximately 1 mile north west of Merthyr Tydfil town centre. The estate is situated in a convenient location for access to the A470 (just half a mile west), which provides dual carriageway access to Junction 32 of the M4 Motorway, approximately 18 miles south and the A465 (Heads of the Valleys Road) approximately 1 mile north. The estate is located within 0.5 miles of Cyfarthfa Retail Park, where occupiers include B&Q, Currys and McDonalds.

Specification

The terrace is of steel portal frame construction, with brick and steel profile sheeting elevations. There is a metal corrugated single apex sheet roof, incorporating translucent panels to allow for natural lighting. The units features a minimum internal eaves height of 4.8m, rising to 6.7m at the apex. There is 2-storey office and ancillary accommodation together with front loading facilities. There is additional car parking to the front of the units.

Services

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

Availability

The following units are available on a new full repairing and insuring lease for a term of years to be agreed.

Accommodation	Sq Ft	Sq M
Unit 10	10,210	949
Unit 11	10,210	949
Unit 12	10,210	949
Total	30,630	2,847

Measurements are on a Gross Internal Area basis in accordance with the RICS Property Measurement 2015 (1st Edition).

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment with the joint agents

EPC

Available upon request.

Rent

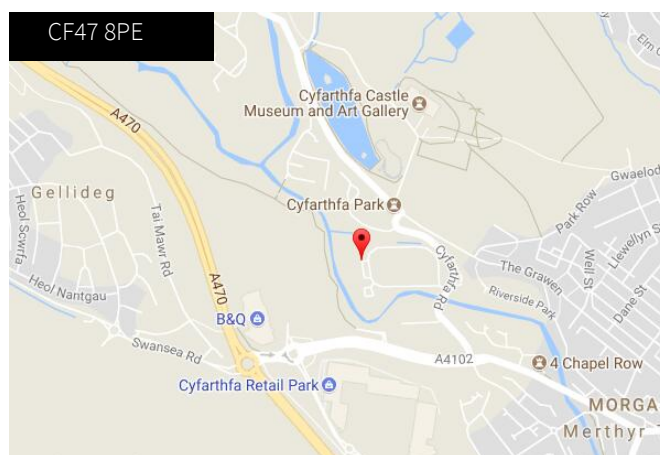
Available on Request

Price

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Business Rates

To be confirmed



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JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.

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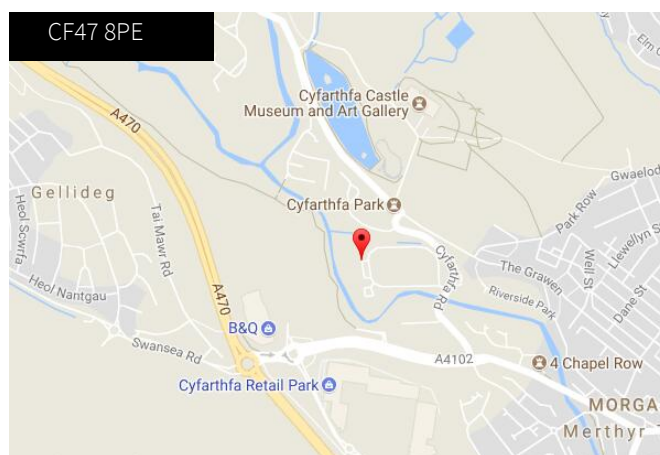
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