

To Let

**Unit 14, Withey Dyffryn Court, Ystrad Mynach,
Caerphilly, Mid Glamorgan, CF82 7TT**

8,295 sq ft (770.63 sq m) GIA

- Mid terrace warehouse with office
- Total gross internal area 8,295 sq ft (771.43 sq m)
- On site car parking
- Loading area to rear



Location

Ystrad Mynach is situated approximately 13 miles north of Cardiff city centre and 10 miles east of Pontypridd. The estate lies adjacent to the A469 and approximately 6 miles north of the A470, providing direct access to Junction 30 of the M4 motorway, 9 miles to the south.

The property is located on the established Dyffryn Industrial Estate and surrounding occupiers include Royal Mail Group, Bergstrom Europe, Amber Waste Mangement and TWT Logistics.

Specification

The mid-terrace property is part of a multi-let estate with front and rear access together with integrated offices.

The industrial accommodation comprises of block work side elevations, profiled steel cladding to the roof and elevations together with strip lighting. The minimum eaves height is 6.63m. There is an electric roller shutter door (4.8m height x 6.8m width) with loading area to the rear and pedestrian access to the front. The office accommodation comprises a basic specification with a mezzanine above with potential to be used as storage. There are 10 car parking spaces to the front and rear of the unit.

Availability

Accommodation	Sq Ft	Sq M
Warehouse	6,762	628.86
Offices	1,533	142.57
Total	8,295	771.43

The property has been measured on a Gross Internal Area basis in accordance with the RICS Property Measurement 2015 (1st Edition).

Terms

The property is available by way of a sub-let for a term expiring in November 2020. A longer term may be available subject to negotiations.

Viewings

Strictly by appointment.

EPC

This property has been graded as 97 D.

Rent

£2.75 per sq ft

Business Rates

Rates Payable (2018/2019): £9,356.25 per annum

Service Charge

Not Applicable



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