

## TO LET

### Unit 6 Merthyr Tydfil Industrial Park, Pentrebach, Merthyr Tydfil, CF48 4DR

Trade Counter/Light Industrial Unit

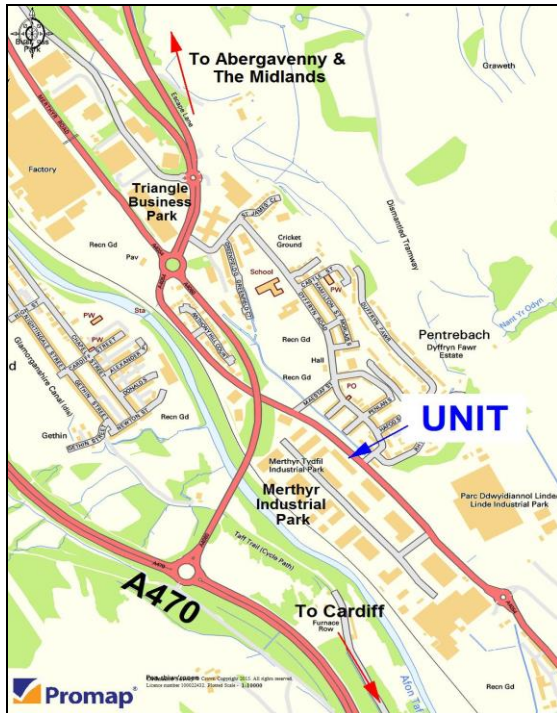


- Trade Counter Unit Of 230 sq.m. (2,479 sq.ft.))
- Prominently Situated Estate Fronting A4054 Pentrebach Road
  - Good Access To A470
- Close To Edmundson Electrical & City Electrical Factors

## Location (CF48 4DR)

Merthyr Tydfil Industrial Park is positioned fronting onto the A4054 in Pentrebach, to the south of the town centre. Its location provides easy access on to the A470 which links south onto Junction 32 of 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 park is clearly signposted on the right hand side. The estate benefits from a prominent road frontage on the main spine road of the 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 benefitting from the following:

- steel portal framed construction;
- elevations of steel sheet/brick blockwork;
- insulated roof inc. translucent panels;
- vehicular access roller shutter door;
- offices/ancillary accommodation;
- car parking.

## Mains Services

Mains services, including 3x phase electricity, water, and drainage, are connected to the property.

## Energy Performance Certificate (EPC)

The property has been assessed and has an EPC rating of 92 which is within Band "D".

## Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
Main Warehouse <i>Inc. Office/ancillary</i>	230	2,479
<b>TOTAL GIA</b>	<b>230</b>	<b>2,479</b>

## Business Assistance

For further information please contact the Economic Development Department at Merthyr Tydfil County Borough Council on 01685 725429 or [www.merthyr.gov.uk](http://www.merthyr.gov.uk)

Alternately please also contact the Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**.

## Tenure

The property is available to let on a full repairing and insuring lease terms to be agreed.

## Quoting Rent

£13,000 pax. (c.£5.25 psf.)

## Service Charge

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

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

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

## Viewing

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



**Michael Bruce MRICS:**  
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**SUBJECT TO CONTRACT  
APRIL 2018**

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