

FOR SALE (MAY LET).



Open Storage / Redevelopment Opportunity.
23 acre site close to retail and leisure facilities.
Triumph Park, The Willows, Merthyr Tydfil, CF48 1YH.

Location.

Triumph Park is located in The Willows, Merthyr which is in close proximity to the well established Abercarnaid Industrial Estate.

The A470 dual carriageway is parallel to the estate and is accessed one mile to the south via the A4054 Merthyr Road. Merthyr Town Centre is one mile to the north and the Heads of the Valleys A465 dual carriage way is 3 miles to the north.

Junction 32 of the M4 Motorway is 18 miles to the south and accessed via the A470.

Occupiers within the area include Merthyr Self Storage, Kabin Hire Limited, Amnitech and Hoover. In addition, to the north is Merthyr Tydfil Leisure Village and to the south is Pentrebach Retail Park.

Description.

The property comprises a substantial warehouse / industrial facility, that has been extended over the years, and is set within a securely fenced and landscaped site.

The main building provides a mix of warehouse and industrial space benefiting from the following:

- Steel frame construction
- Min eaves height 4.5m – 6.8m
- Loading area
- Gantry crane of 10.5 tonnes
- Level access doors of 4.5 (W) x 4.5 (H)

To the front of the industrial / warehouse space is two storey office accommodation that provides the following:

- Cellular and open plan space
- Reception area
- Showroom
- Canteen
- Toilet facilities

In addition there is a self contained brick built garage that offers clear open space with two level access doors.

The property is within a securely fenced site with separate car parking and additional open storage that can be made self contained if required.



Source: Google Maps (December 2020)



Accommodation.

Approx. GIA	Sq M	Sq Ft
Warehouse	17,226	(185,424)
Two storey office	1,306	(14,054)
Garages	1,011	(10,886)
TOTAL	19,544	(210,364)

The property is on a site of 23 acres.

Title.

Freehold with title numbers: WA338904 and CYM698927.

Redevelopment.

Sections of the property have now reached the end of their economic life and will require demolition. We have a quote from a reputable local expert for this work and it can be provided upon request.

The office space, garage and rear warehouse offer the potential to refurbish and upgrade to provide functional accommodation.

Planning.

The Site is zoned for Employment uses but might be suitable for a range of other uses subject to planning. Interested parties are advised to make their own enquiries.

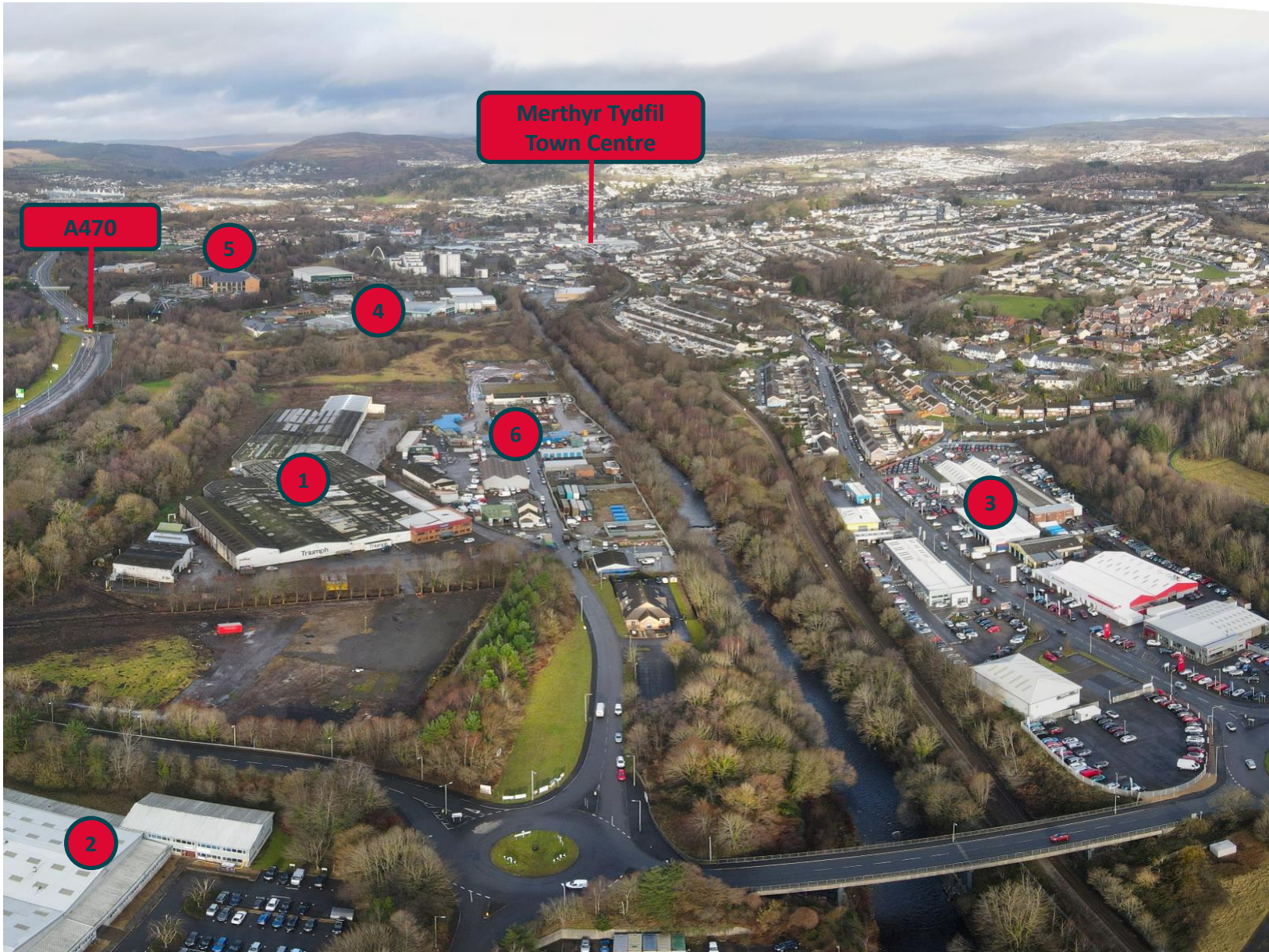
Services.

The property benefits from all main services including 3 phase power, gas, water and drainage. Interested parties are advised to make their own enquiries.



Aerial Images.

More 360 Aerial Images available at: www.triumphpark.uk



- 1 FOR SALE
- 2 Amnitech
- 3 Evans Halshaw
- 4 Rhydyar Retail Park
- 5 Welsh Government Offices
- 6 Kabin Hire Ltd

Terms.

This property is available for sale with vacant possession.

A new lease of the whole may also be considered.

Price .

£3 million.

VAT.

VAT will be payable on the purchase price.

Rateable Value.

£215,000 (2017 List) - this is subject to change should the property be sub-divided.

Service Charge.

In the event that the site becomes multi-tenanted a Service Charge for the maintenance of common areas will become payable.

EPC.

Energy Performance Rating of D(90).

A copy of the certificate is available upon request.

AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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SEPTEMBER 2023 - SUBJECT TO CONTRACT

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Particulars dated September 2023. Photographs and videos dated November and December 2020.

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