

Available 2024



TO LET.

Detached Production/Warehouse Unit .

4,981.9 sq m. (53,626 sq ft) with additional 2 acre yard

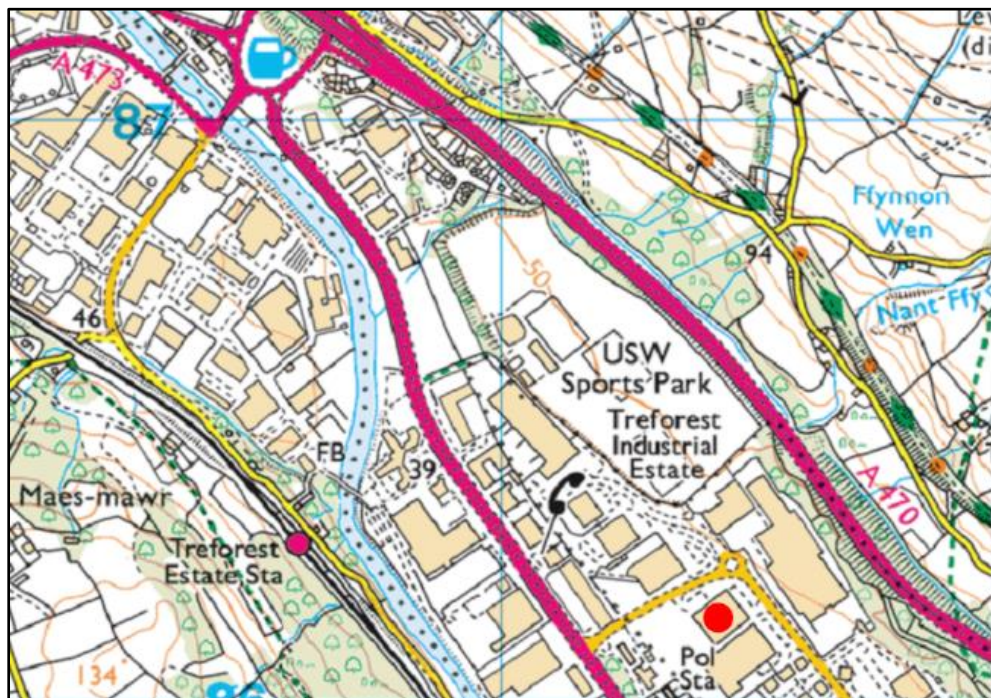
Unit 1, Heol Crochendy, Parc Nantgarw, CF15 7QT.

Location.

The property is located in a prominent position on Heol Crochendy, Parc Nantgarw, an established mixed-use business location in South Wales.

Parc Nantgarw is well situated adjacent to the A470, which provides direct links Cardiff in the South and to Merthyr Tydfil to the North. The estate benefits from excellent motorway access with Junction 32 of the M4 motorway is approximately 3 miles to the south. The business park has a number of high-profile office, leisure and distribution occupiers nearby such as Peacocks, Makro, Wales & West Utilities, Velindre NHS Trust, Yodel and Showcase Cinema.

Cardiff City Centre is approximately 8 miles to the south of the property and Pontypridd is approximately 4 miles to the north. The nearby Treforest Industrial Estate benefits from a dedicated railway station connecting to the Valley's Line service.



Accommodation.

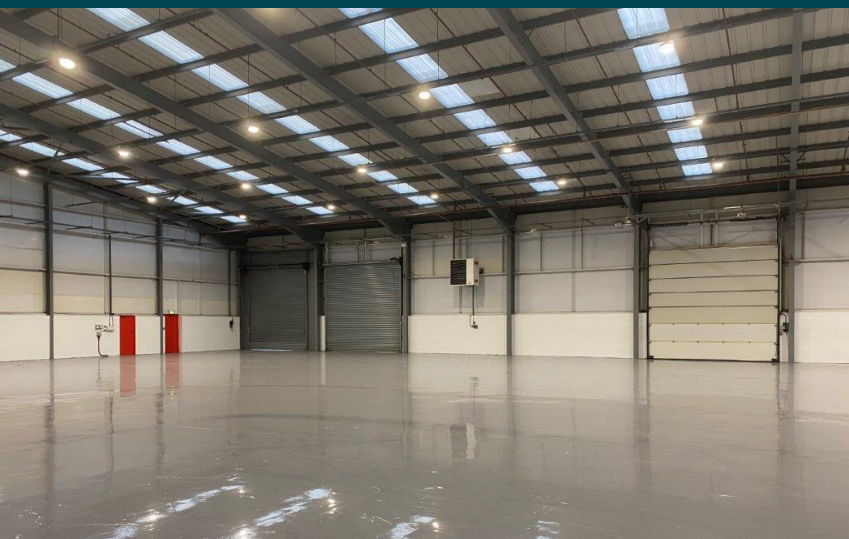
Approx. Gross Internal Area	Sq Ft	Sq M
Stores	43,356	4,027.88
WH Offices	6,734	625.6
Toilets and Canteen	3,536	328.5
TOTAL	53,626	4,981.99

Description.

The property is of steel portal frame construction under a profiled sheet steel roof incorporating translucent roof lights. The property has a clear internal height of 7m rising to 9.9m at the apex. There are level access loading doors to the side and rear elevation opening out onto the loading area.

In addition, there is self-contained concrete yard of 2 acres which is accessed from Heol Crochendy and is to be let separately within any lease agreement.

The office accommodation includes perimeter trunking, suspended ceilings, carpeting, gas fired central heating and comfort cooling to part. There is also a passenger lift and kitchen / toilet facilities. There is a tarmac car parking area to the front and side of the unit providing 100 dedicated spaces.



Services.

We understand the property benefits from all main services. Interested parties are advised to make their own enquiries.

Rental Terms.

Available on a new full repairing and insuring lease.

Quoting Rental.

£500,000 per annum.

VAT will be charged in addition.

EPC.

Energy Performance Certificate with a Rating of C(62).

Certificate available on request

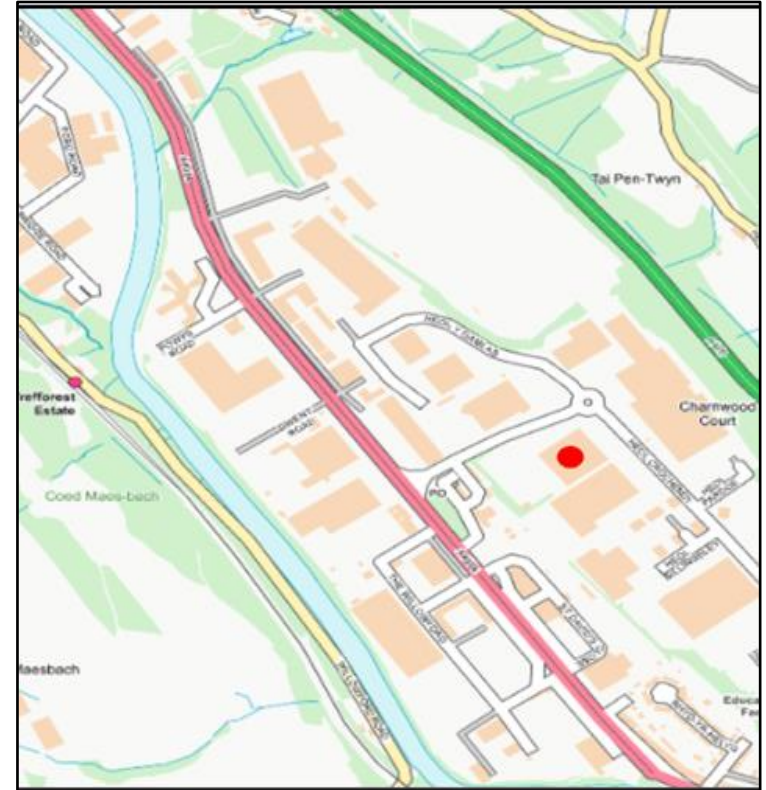
Rateable Value.

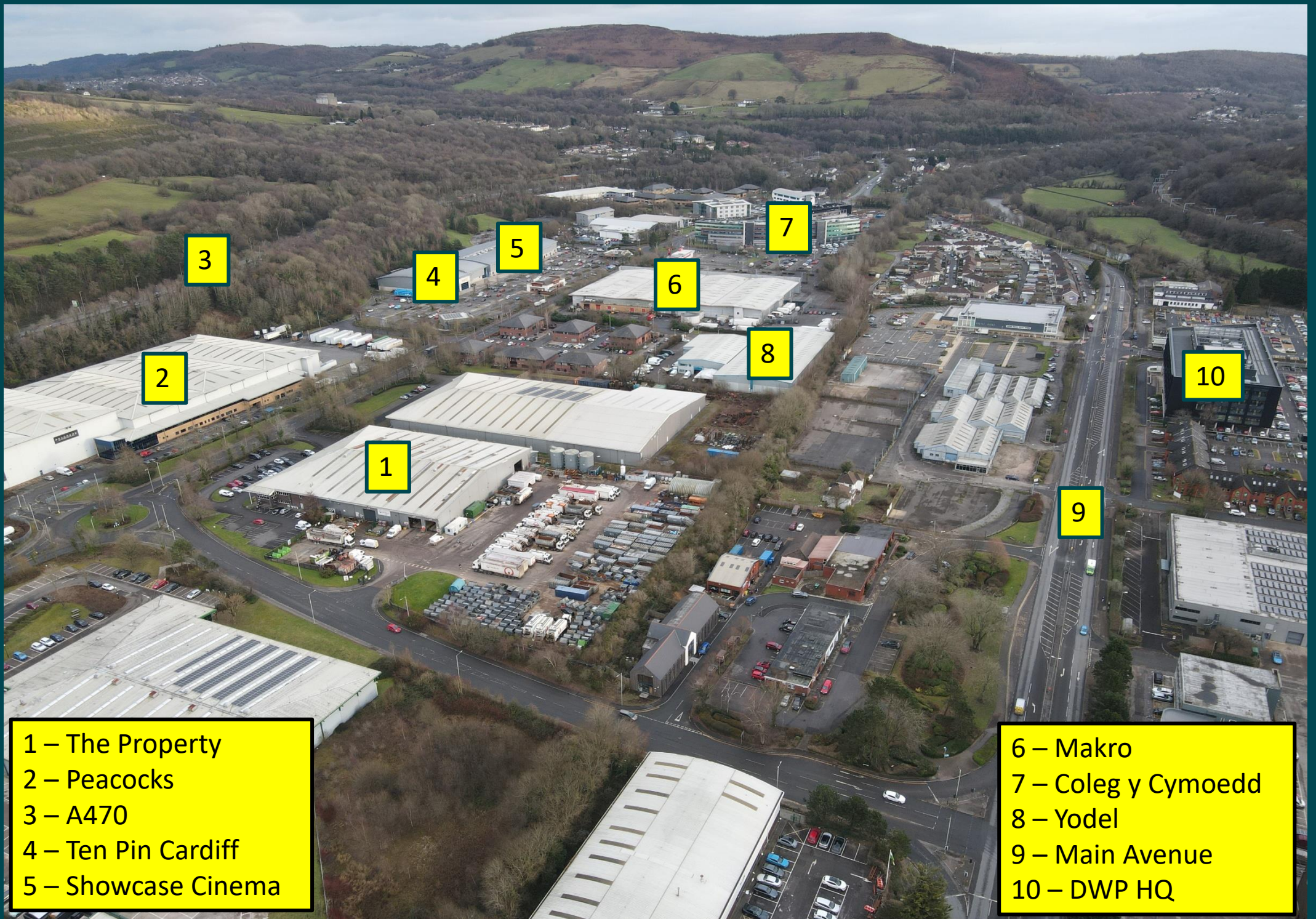
Rateable Value: £250,000

Rates Payable: £127,500 (2023/24 multiplier)

AML.

The ingoing occupier will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.





- 1 – The Property
- 2 – Peacocks
- 3 – A470
- 4 – Ten Pin Cardiff
- 5 – Showcase Cinema

- 6 – Makro
- 7 – Coleg y Cymoedd
- 8 – Yodel
- 9 – Main Avenue
- 10 – DWP HQ

Contact.

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



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DECEMBER 2023- SUBJECT TO CONTRACT

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Particulars dated Dec 2023. Photographs dated Dec 2023.

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