

**TO LET.**



**New Build Warehouse / Trade Counter Units.  
From 904.2 sq ft (84 sq m) to 3,810.5 sq ft (354 sq m).  
Paisley Park, Pant Industrial Estate, Merthyr Tydfil, CF48 2SR.**



## Location.

The development is situated on Pant Industrial Estate, a prime industrial and trade counter location within Merthyr Tydfil which benefits from convenient access to the adjacent A465 Heads of the Valleys Road and A470.

Surrounding occupiers on the estate include Howdens, Robert Price Building Merchants, Stagecoach, Magnet Kitchens and Greggs.

## Description.

The development offers a range of detached, semi-detached and terraced industrial units of steel portal frame construction with pitched roofs occupying a self-contained site with the provision for gated access.

There will be 14 units in total, finished to the following specification:

- Minimum eaves height of 6m
- Level access roller shutter door
- Glazed pedestrian entrance
- Mezzanine floor in Units 8 to 14.
- WC facilities
- Three phase power
- Allocated car parking
- BREEAM 'Very Good' compliance

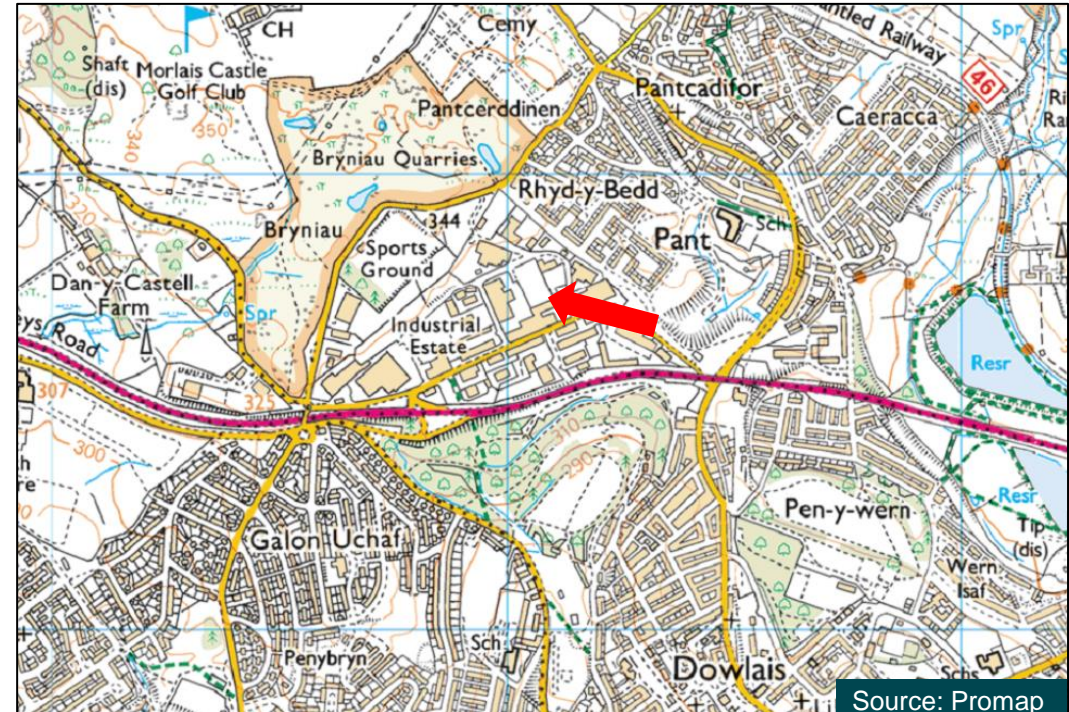
## Accommodation.

The units will have an approximate Gross Internal Area of:

Unit No.	Size (sq ft)	Size (sq m)
1	3,541.4	329
2	3,810.5	354
3	2,303.5	214
4	2,314.3	215
5	1,280.9	119
6-12	904.2	84
13	2314.3	215
14	2,303.5	214



Source: Promap



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## Services.

The development will benefit from three phase electricity, water and drainage.

Interested parties are advised to make their own enquiries.

## Terms.

The units are available on a new Full Repairing and Insuring lease for a term of years to be agreed.

## Rent.

On application.

## Estate Service Charge.

The estate service charge relates to costs incurred in maintaining the common areas of the estate.

Further information is available on request.

## Building Insurance.

Building insurance premium to be confirmed.

## EPC.

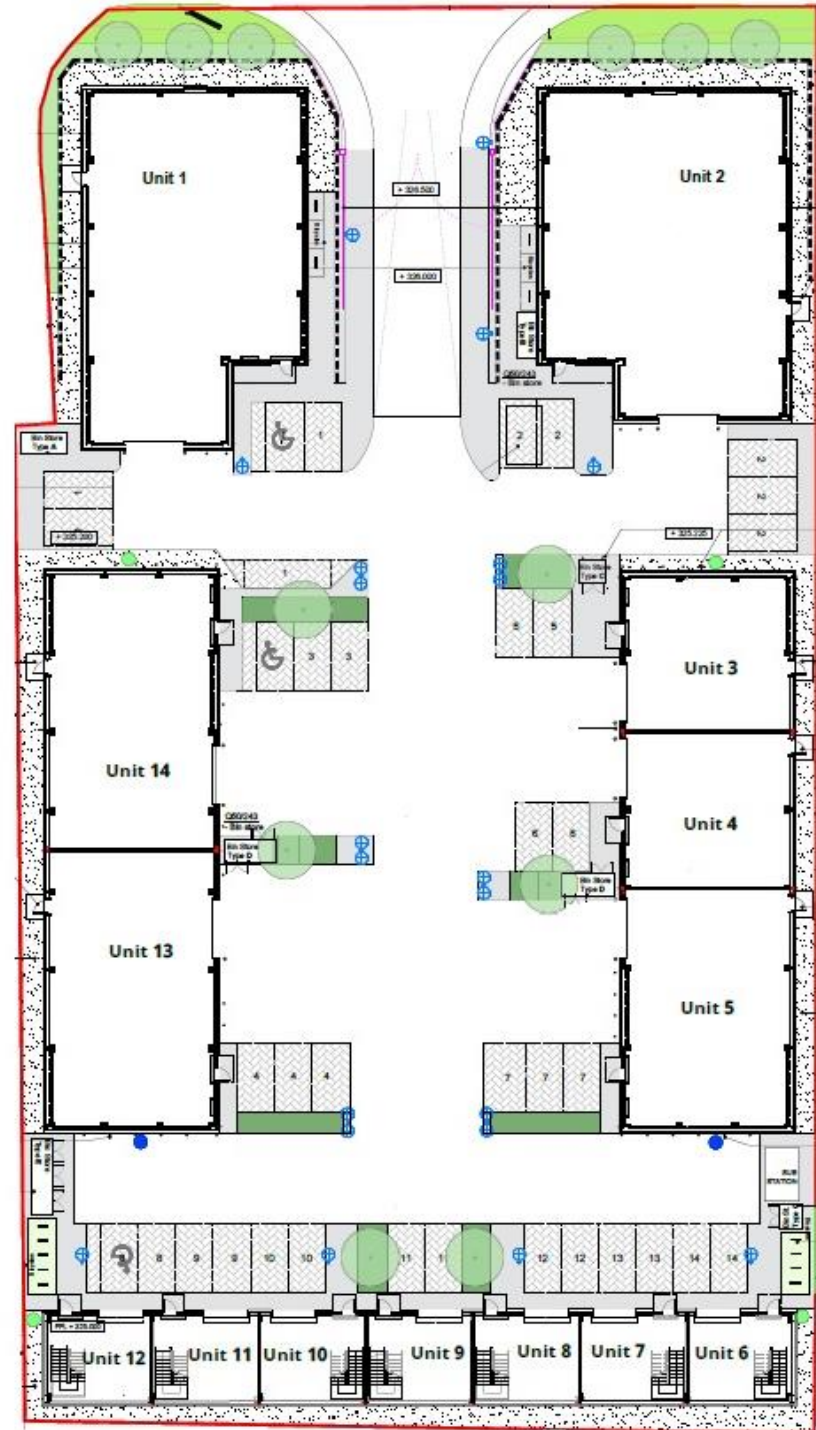
To be assessed upon completion.

## Rateable Value.

To be assessed upon completion.

## VAT.

VAT is applicable on all costs.



# Contact.

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



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## January 2024 - SUBJECT TO CONTRACT

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Particulars dated January 2024.

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