

## Unit 13 & 14 Merthyr Industrial Park Merthyr Tydfil CF48 4DR

### Location

Merthyr Tydfil Industrial Park is positioned fronting onto the A4054 in Pentrebach, to the south of the town centre. Its location provides easy access onto the A470 which links South onto Junction 32 of the 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 industrial park is clearly signposted on the right hand side.

The estate benefits from a prominent road frontage on the main spine road of the industrial park and has become an established trade and light industrial location with nearby occupiers including, Edmundson Electrical and City Electrical Factors.

### Description

The subject property comprises 2 end of terrace light industrial units constructed of a steel portal frame with elevations of steel sheet / brick block work under an insulated pitched clad roof incorporating translucent panels.

Both units provide open plan warehouse accommodation with a concrete floor. There is office provision, WC and kitchen facilities to the front.

The end of terrace unit benefits from a large mezzanine floor currently used as office accommodation.

Both units have vehicular access to the rear via a roller shutter door and parking spaces to the rear and side. There is also a secured side yard adjacent to unit 14.

Units are available as a whole or sub-divided.

The premises are arranged over ground and a mezzanine floor providing the following approximate internal floor areas:

Floor	Sq ft	Sq m
<b>Unit 13 Total</b>	3,292	305.84
<b>Unit 14 Ground Floor</b>	3,329	309.27
<b>Unit 14 Mezzanine Floor</b>	616.20	62.82
<b>Unit 14 Total</b>	3,945.2	366.52
<b>Total</b>	<b>7,237.20</b>	<b>672.36</b>

### Tenure

Leasehold

### Rent

On application to agents.

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### Rates & Occupational Costs

The ingoing tenant will be liable for rates and all other occupational costs for the unit, including a service charge for general & common estate management and maintenance.

### Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### EPC

Copy of EPC report is available upon request.

## Services

We are advised that all mains services, including 3x phase electricity, water and drainage are connected to the property.

## Terms

The property is available to let by way of new lease on terms to be agreed.

## VAT

VAT if applicable will be charged at the standard rate.

## Service Charge

The tenant will be liable for payment of an estate service charge to cover a fair proportion of all common estate management and maintenance costs.

## Viewing Arrangements

Strictly by appointment with Avison Young - contact details overleaf.

## HIGHLIGHTS:

- End and mid terrace unit available with yard.
- Onsite car parking
- Located near the A470 and A465
- GIA 7,237.20 sq.ft (672.36 sq.m)



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