



## TO LET

**GROUND FLOOR OFFICES, UNIT K2  
COED CAE LANE INDUSTRIAL ESTATE  
PONTYCLUN  
CF72 9HG**

- Ground floor office accommodation
- Net Internal Area circa 448 sq ft (41.62 sq m)
- Flexible lease terms and rental incentives available
- Within close proximity to the M4 motorway via junction 34
- EPC Band: D

**INCLUSIVE RENT £6,000 PER ANNUM EXCLUSIVE**

**BRINSONS COMMERCIAL**

Call 02920 867711 or email [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk) to view this property

## LOCATION

The site is located on the well established Coedcae Lane Industrial Estate in Pontyclun, Llantrisant. The site benefits from excellent road connections via the A473 and in turn the A4119 which links with Junction 34 of the M4 Motorway approximately 3.5 miles to the south east.

Cardiff is located approximately 9 miles to the south east and Bridgend is located approximately 10 miles to the west.

## DESCRIPTION

Unit K2 forms part of a terrace of units which are of steel portal frame construction with brick elevations part overlaid with steel profile sheeting.

The offices are situated at the front of the ground floor, and benefit from one larger room with a partitioned office within it, together with a separate office accessed via the large room.

There are communal toilet facilities onsite and on road car parking available to the front of the property.

Included within the rent:

- Water
- Electricity
- Building Insurance
- Cleaning of toilets/communal corridor

## ACCOMMODATION

From measurements taken onsite we have calculated the following approximate Gross Internal floor areas:-

Ground Floor - 448 sq ft (41.62 sq m)

## TERMS

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

## RENT

Inclusive rent of £6,000 per annum plus VAT.

## BUSINESS RATES

The Rateable Value for the unit will need to be split and reassessed, we envisage that the Rateable Value will be within the threshold for Small Business Relief. We advise an interested party to contact Rhondda Cynon Taff Council if they wish to make further enquiries.

## VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction. However in this instance, we understand that VAT is payable.

## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons  
Eastgate  
Market Street  
Caerphilly  
CF83 1NX

Beverly Williams - Beverly.Williams@brinsons.co.uk  
Daniel Jones - Daniel.Jones@brinsons.co.uk

Tel: 02920 867711

**SUBJECT TO CONTRACT AND AVAILABILITY**  
NOV21/2338



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

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**BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS**



**ESTABLISHED 1900**

'Eastgate' Market Street  
Caerphilly CF83 1NX

T. 02920 867711

E. [caerphilly@brinsons.co.uk](mailto:caerphilly@brinsons.co.uk)

**Residential  
Agricultural  
Commercial**

Also at:

67 High Street, Cowbridge, Vale of Glamorgan CF71 7AF  
T. 01446 771777