



Frams Enterprise Centre

Parc Busnes Edwards, Llantrisant Industrial Estate, Pontyclun, CF72 8QZ

TO LET: 1,800 sq. ft
Industrial in Pontyclun

1,800 to 5,400 sq ft
(167.23 to 501.68 sq m)

- Starter units from 1,800 sq.ft
- Secure site
- Establish business park
- Flexible terms

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Summary

Available Size	1,800 to 5,400 sq ft
Rent	£7.00 per sq ft
Rates Payable	£4,494 per annum Rates Payable A5: £74226.5 , Rateable Value Unit B7: £4494
Service Charge	£0.50 per sq ft This contributes to the management, security, maintenance and repair of the building and estate.
VAT	Vat is payable on all charges.
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The Frams Enterprise Centre is a development of small industrial units, providing a range of options available for small and growing businesses. The development also provides small offices to the front of the building, which are available to rent in addition to the industrial units. Parc Busnes Edwards benefits from existing use consent within Class B1 (Light Industrial), B2 (General Industrial) and B8 (Warehousing). Alternate uses will be considered subject to satisfactory appropriate planning consent being achieved.

Location

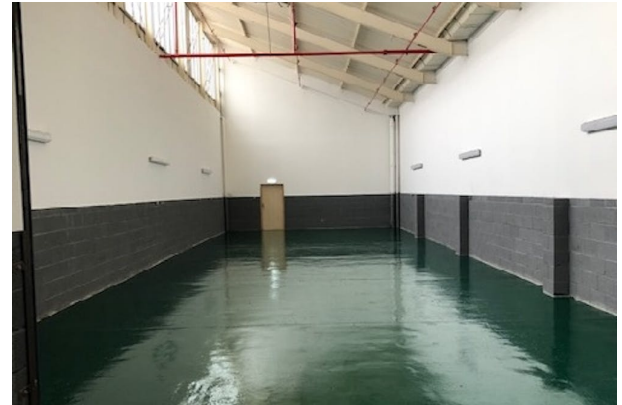
Parc Busnes Edwards comprises a range of units set within a secure 25 acre site, 3 miles north of J34 of the M4. Llantrisant Industrial Estate is a popular and established location, home of the Royal Mint, CAV Aerospace and CAT Finnings. The prominent site fronts the A4119 dual carriageway directly opposite the Royal Glamorgan Hospital.

Accommodation

Name	sq ft	sq m	Availability
Unit - A6	1,800	167.23	Let
Unit - A7	1,800	167.23	Available
Unit - A8	1,800	167.23	Available
Unit - A5	1,800	167.23	Available
Unit - 3	17,456	1,621.72	Available
Total	24,656	2,290.64	

Viewings

Strictly by appointment with sole agents Cooke & Arkwright.



Viewing & Further Information



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