



Unit F

Llantrisant Business Park, Llantrisant, Pontyclun, CF72 8YW

High Quality Industrial / Warehouse Unit

14,472 sq ft
(1,344.49 sq m)

- Well established trading location in Llantrisant with a range of high profile uses including Perkin Elmer, The Royal Mint and Edward's Coaches
- 3.4 miles north of Junction 34 of the M4 Motorway.
- High eaves of 11.4 metres

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Summary

Available Size	14,472 sq ft
Rent	£6.50 per sq ft
Business Rates	Subject to reassessment
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is located in Llantrisant which is a popular commuter town located 3.5 miles north of Junction 34 of the M4 motorway and 12.5 miles north west of Cardiff city centre.

Llantrisant is strategically located in the Cardiff Capital Region (CCR), which is one of the UK's fastest growing commercial locations, centred on Cardiff, the capital city of Wales.

Llantrisant is a strategically important industrial location in South Wales, with occupiers here benefitting from access to the M4 Motorway and the A4119 Ely Valley Road, enabling them to service most of South Wales within a 1 hour drive time.

Description

The unit comprises of a steel portal frame clad with steel sheeting. The unit offers an open plan warehouse accommodation accessed via a single level loading roller shutter door with separate pedestrian access. The unit is relatively unique for the region providing an eaves of 11.4 metres. The unit also benefits from WC accommodation.

Accommodation

The accommodation comprises the following areas:

Name	Size	sq m	Availability
Unit - F	-	1,344.49	Available
Total		1,344.49	



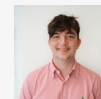
Viewing & Further Information



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