

# Cambria House Merthyr Tydfil

CF48 4XA

**Available to Let**  
Trade / Warehouse unit  
7,904 sq ft (734 sq m)

Prominent position



Fully refurbished



Eaves height from 6.5m - 7.1m



Two level access loading doors



42 dedicated parking spaces



Fronting onto the A4054



# Cambria House

Unit 2, Merthyr Tydfil Industrial Park, Merthyr Tydfil, Mid Glamorgan CF48 4XA



## Description

- Prominent semi detached warehouse / trade counter premises
- Fully refurbished to provide an open plan warehouse with pedestrian entrance
- Semi glazed frontage (brick and clad elevations)
- Two level access loading doors (3.45m x 5.30m)
- 42 dedicated parking spaces
- Eaves height from 6.5m - 7.1m
- All mains services available

## Location

- Fronting onto the A4054
- Established commercial location, close to the A470
- A465 Heads of the Valley 4 miles north
- J32 of M4 within 19 miles

Property owned by **Mileway**

## EPC

EPC available upon request.

## Terms

New lease – terms to be agreed.

## Viewing / Further Information

Please contact:

### Cushman & Wakefield

**Chris Yates**  
chris.yates@cushwake.com  
02920 262272

### Mileway

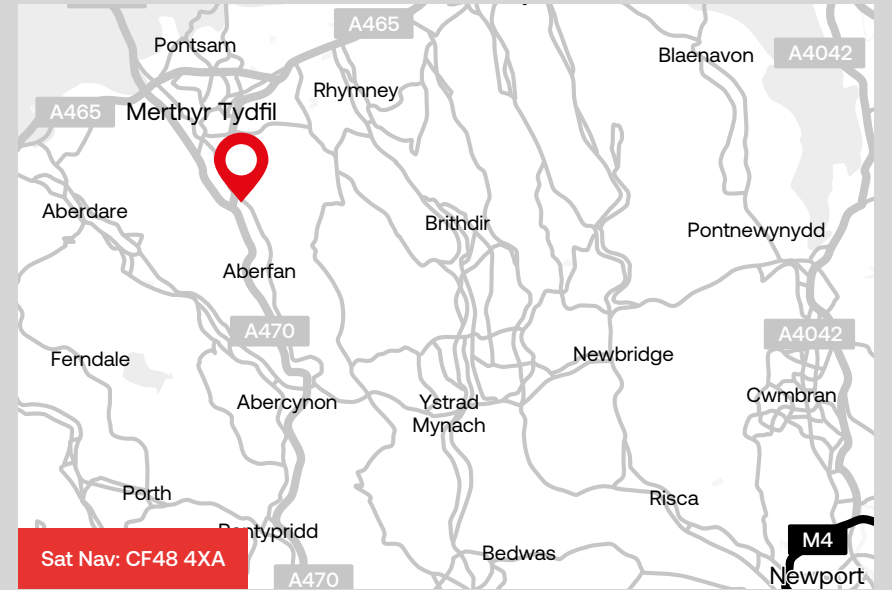
**Grace Shackell**  
walesandsouthwest@mileway.com  
02921 890055

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



## Accommodation

Floor areas are as follows:

Unit	Area (sq ft)	Area (sq m)
Ground Floor	7,904	734

**Mileway**

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.