



1,871 SQ FT (174 SQ M)

Property Highlights

- End of terrace industrial / warehouse / trade counter accommodation
- Prominently situated within the estate
- Established trade / commercial location
- 1 no. level access door
- Close proximity to the M4 motorway via Junction 34

For more information, please contact:

Cushman & Wakefield

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Location

Coedcae Lane Industrial Estate is an established industrial location situated approximately 3 miles north of J34 of the M4 motorway, via the A4119 dual carriageway and the AA473. Cardiff is approximately 9 miles to the east with Bridgend approximately 10 miles to the west.

Description

Unit C1 comprises an end of terrace industrial / warehouse unit providing a minimum eaves height of 4.5 metres rising to a maximum ridge height of 6 metres, served by 1 no. level loading door.

Fit out includes a pedestrian entrance, ancillary office accommodation, kitchen point and WC. The unit further benefits from a communal car parking area to the front elevation, in marked bays.

Accommodation

The total GIA of the property measures as below:

Description	Sq M	Sq Ft
Warehouse	174	1,871

Rent

£7.50 sq ft (£14,050 pa)

Tenure

The Unit is available by way of a new full repairing and insuring lease for a term of years to be agreed

Services

We understand that three phase electricity, water and drainage are all available for connection to the unit. Occupiers are advised to make their own enquiries to establish their suitability and capacity.

Rating

Rateable Value: £6,200

UBR Multiplier: 53,3p (2022/23)

Energy Performance Certificate

A copy of the Energy Performance certificate can be made available to interested parties upon request. Current rating of D (83)

VAT

All figures quoted are exclusive of VAT

Legal Costs

Each party to bear their own legal and surveyors costs incurred in this transaction.

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the prospective tenant.

Viewing

For further information and to arrange an inspection, please contact the joint agents:

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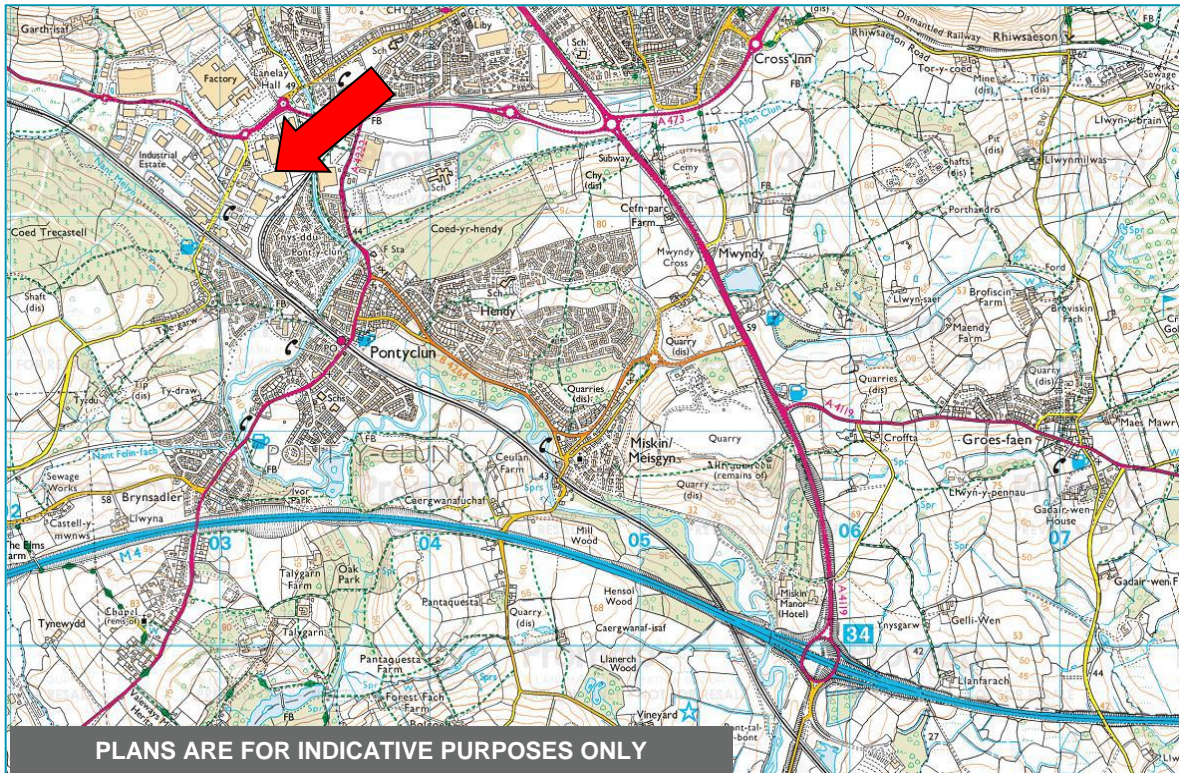
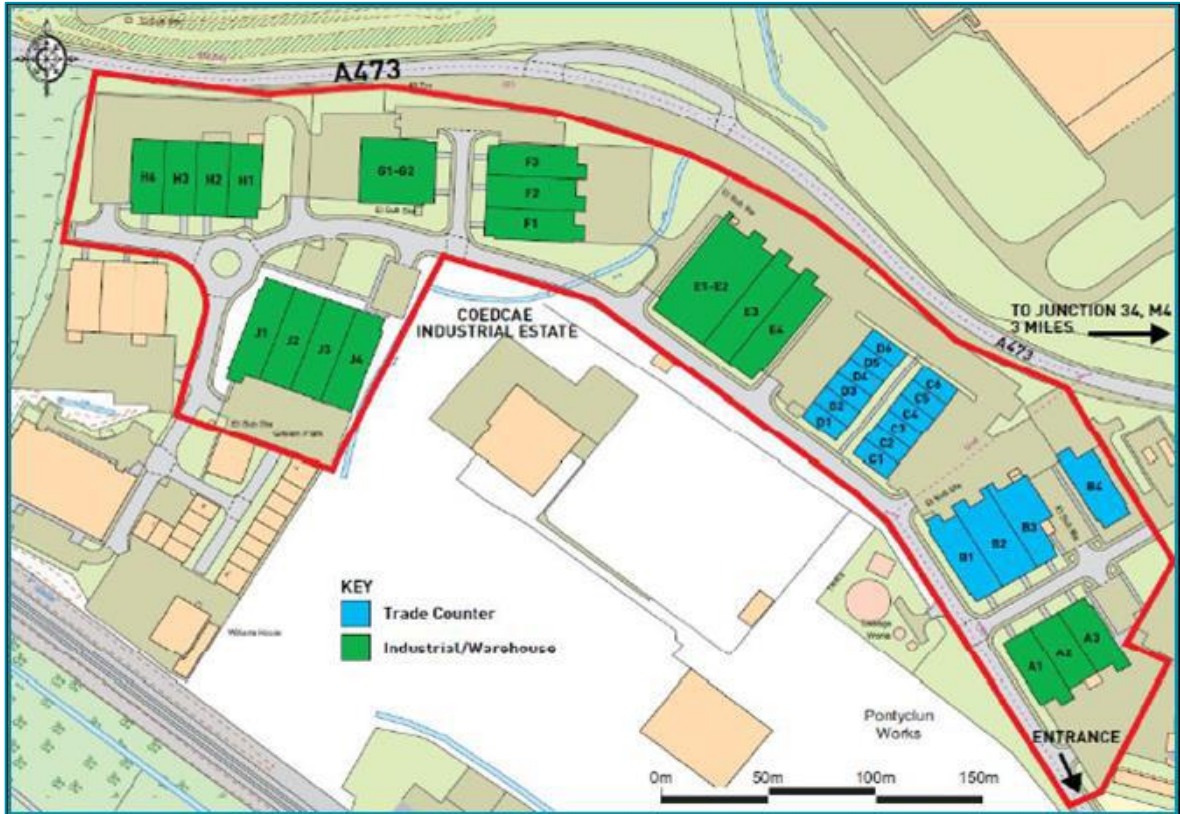
July 2022



INDUSTRIAL / WAREHOUSE UNIT – TO LET

Unit C1 Coedcae Lane Industrial Estate

Pontyclun, Rhondda Cynon Tff, CF72 9HG



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