



13,859 sq ft (1,287.55 sq m)

Property Highlights

- Detached industrial unit and offices
- Set within a secure (fenced) surfaced site of 1.17 acres
- 5 dock level loading doors
- 1 level access loading door
- Prominently located at the entrance to Pontcynon Industrial Estate
- Established commercial location in close proximity to A470

For more information, please contact:

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South West & Wales

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Location

The property is located on Pontcynon Industrial Estate, an established mixed industrial and commercial location to the north west of Abercynon.

The estate benefits from excellent road communications, being adjacent to the A4059 (leading to Aberdare and Mountain Ash in the west) which in turn links to the A470 just 1 mile to the east. Junction 32 of the M4 is 11 miles to the south.

Description

The property comprises a detached industrial unit arranged over 3 bays, configured as warehousing / loading bay, workshop, production space and ancillary offices to the front over two storeys (totalling 57.18 sq m (615 sq ft)). The unit sits within a secure (fenced) site of 1.17 acres, with a yard that is tarmacadam surfaced.

The loading bay space is open plan and is of steel portal frame construction with a concrete floor, providing a minimum eaves height of 4.30m and a pitch height of 5.10m.

Loading is provided by way of a total of 5 dock level loading doors, to the northern and eastern elevations (the 2 doors to the northern elevation open onto an external dock loading platform and measure 2.40m (w) x 2.50m (h); the 2 doors to the eastern elevation measure 2.47m (w) x 2.60m (h)).

Within the footprint stated is a separate (externally accessed) workshop accommodation which measures approximately 56.17 sq m (605 sq ft) and is served by a single level access loading door (3.60x3.00m).

Tenure & Terms

The property is available to rent for a term of years to be agreed. Alternatively, a sale of the freehold interest will be considered. Quoting terms on application.

Rateable Value

Rateable Value: £38,750 (from Apr 1st 2023)

VAT

All figures are quoted exclusive of VAT.

Energy Performance Certification

A copy of the EPC certificate is available on request.

Legal Costs

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

Anti-Money Laundering Regulations

Including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

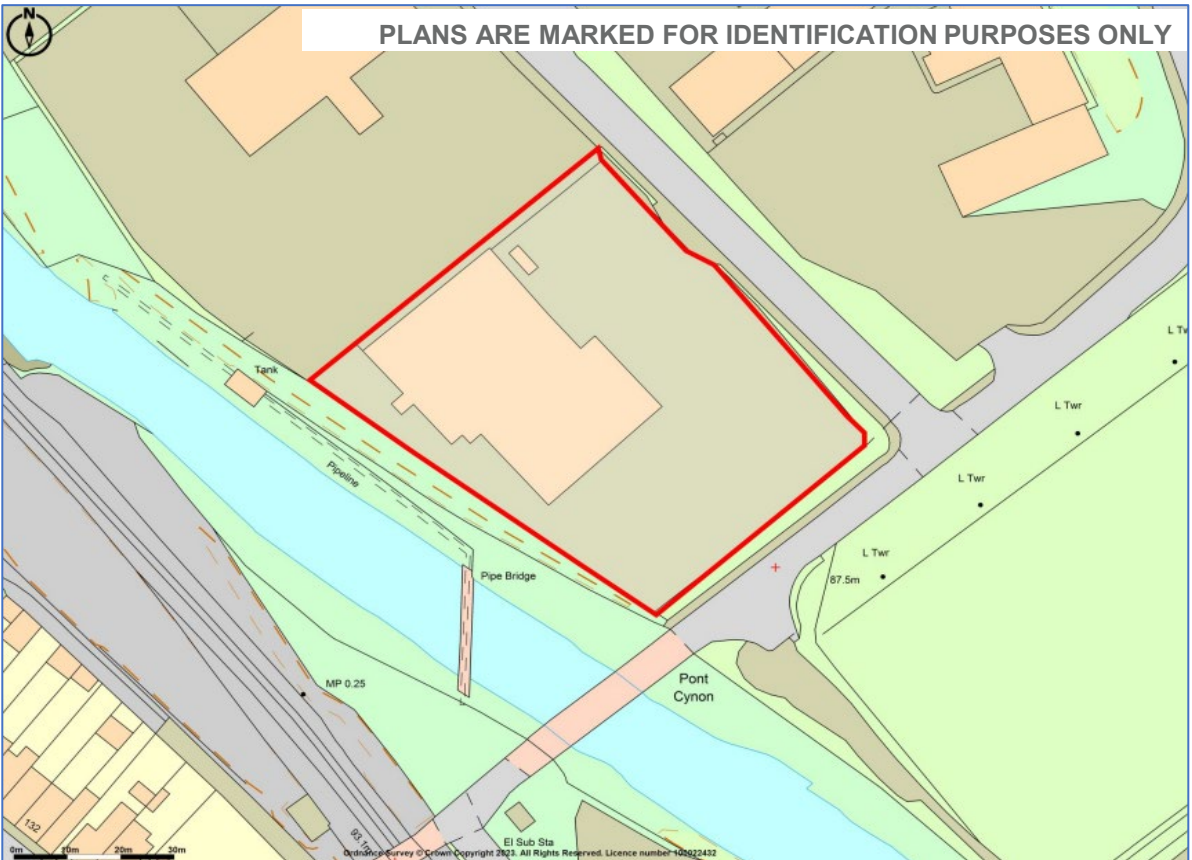
Viewing & Further information

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

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