

**Mileway**

Alder Avenue, Ystrad Mynach, CF82 7TW

WALES

# Duffryn Business Park

Available to Let  
Detached Industrial / Production Unit  
148,878 sq ft (13,831 sq m)

# Duffryn Business Park



Three-phase power supply



Situated on 7.5 acres



Separate car parking and loading areas



3.5 miles north of Caerphilly



8.5 miles north of M4 (Junction 32)

## Available to Let Detached Industrial / Production Unit 148,878 sq ft (13,831 sq m)

The property comprises a 148,878 sq ft detached industrial / production unit situated on a self-contained site, fronting Alder Avenue, at Duffryn Business Park.

The building is of portal frame construction under a pitched roof, with profiled steel cladding to the side elevations. Vehicular loading is via a total of 6 level access loading doors. The primary production area offers a 5 m truss roof with the main offices, to the front of the site, comprising a mix of open plan and cellular configuration.

The property further benefits from a detached plant room and amenity facilities including kitchen and WCs.

Externally, there is a dedicated car parking area to the front of the building, with additional yard / loading area to both the eastern and western elevations.

The estate is a well established business location, with occupiers in the immediate vicinity including Biotage GB, TWT Logistics, Biffa and Transcend Packaging.



Self contained site



Additional car parking / yard



WC facilities



5 m truss roof



Detached plant room



6 level access loading doors

## Site Plan



## Accommodation

Unit	Area (sq ft)	Area (sq m)
Main Production Area	79,558	7,391.21
Production offices	8,281	769.35
Office Link	918	85.26
GF Offices	10,249	952.19
Rear Warehouse	47,976	4,457.16
Plant Room	1,895	176.09
<b>TOTAL</b>	<b>148,878</b>	<b>13,831.26</b>

The property has been measured on a gross internal area basis in accordance with the Code of Measuring Practice (6th edition).



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## Terms

The unit is available on a new FRI lease for a term to be agreed.

## EPC

EPC rating of C (63). Certificate available upon request.

## Quoting Rental

£408,463 per annum.

## VAT

VAT will be payable on the purchase price

## Rateable Value

Factory and premises - £300,000 (2017 List)

Current Business Rates payable are £160,500 per annum.

## Services

The property benefits from three-phase electricity, mains gas and drainage. Occupiers are advised to undertake own investigations to confirm the connectivity, capacity and condition are suitable.

## Anti Money Laundering

The ingoing tenant will be required to provide the usual information to satisfy Anti Money Laundering requirements when Heads of Terms are agreed.

## Location

Situated within the well established Duffryn Business Park, the property is approximately 1 mile south of Ystrad Mynach and is approximately 4 miles from Caerphilly town centre. It is located approximately 13 miles north of Cardiff City Centre and 10 miles east of Pontypridd.

## Viewing / Further Information

## Mileway

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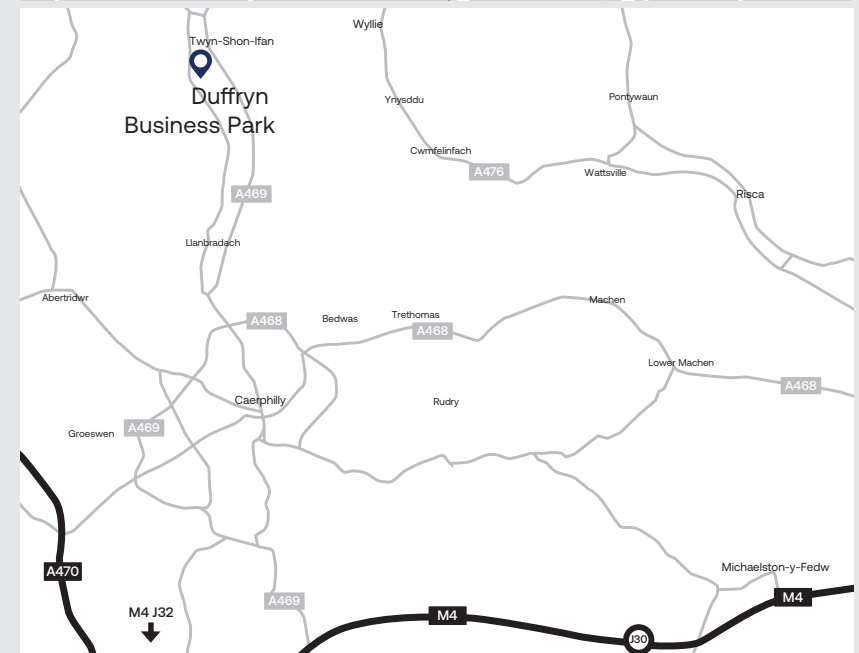
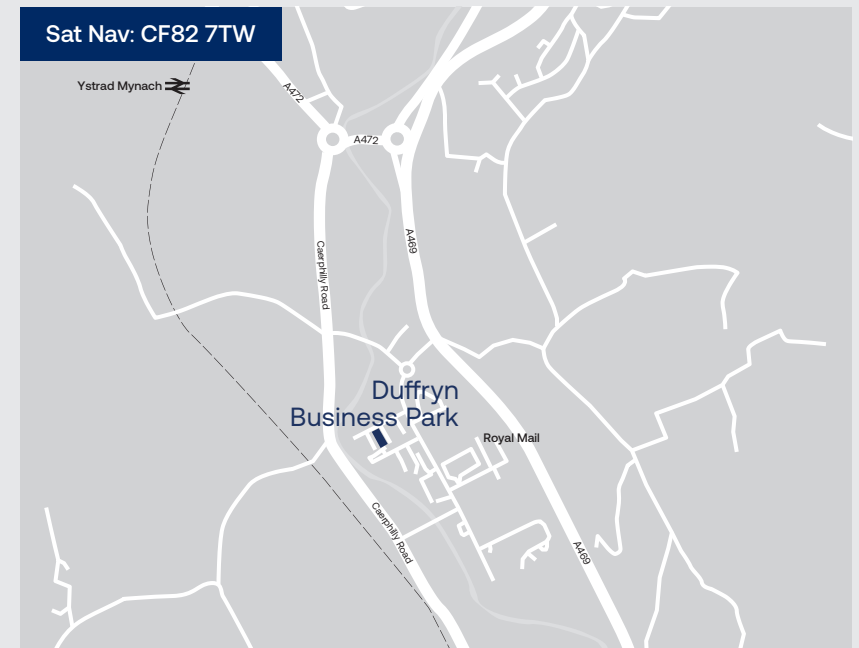


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## By Road

The estate is accessed just off Alder Avenue which is off the roundabout from the A469. Access from Cardiff and Junction 32 of the M4 (which is approximately 7 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways.



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