

**FOR SALE / TO LET.**



**Warehouse / Industrial Unit.**

**3,716 – 18,991 sq m (40,000 - 204,421 sq ft).**

**Triumph Park, The Willows, Merthyr Tydfil, CF48 1YH.**

## Location.

Triumph Park is located in The Willows, Merthyr which is in close proximity to the well established Abercarnaid Industrial Estate.

The A470 dual carriageway is parallel to the estate and is accessed one mile to the south via the A4054 Merthyr Road. Merthyr Town Centre is one mile to the north and the Heads of the Valleys A465 dual carriage way is 3 miles to the north.

Junction 32 of the M4 Motorway is 18 miles to the south and accessed via the A470.

Occupiers within the area include Merthyr Self Storage, Kabin Hire Limited, Amnitec, Hoover and Kasai UK. In addition, to the north is Merthyr Tydfil Leisure Village and to the south is Pentrebach Retail Park.

## Description.

The property comprises a substantial warehouse / industrial facility, that has been extended over the years, and is set within a securely fenced and landscaped site.

The main building provides a mix of warehouse and industrial space benefitting from the following:

- Steel frame construction
- Min eaves height 4.5m – 6.8m
- Loading area
- Gantry crane of 10.5 tonnes
- Level access doors of 4.5 (W) x 4.5 (H)

To the front of the industrial / warehouse space is two storey office accommodation that provides the following:

- Cellular and open plan space
- Reception area
- Showroom
- Canteen
- Toilet facilities

In addition there is a self contained brick built garage that offers clear open space with two level access doors.

The property is within a securely fenced site with separate car parking and additional open storage that can be made self contained if required.





## Accommodation.

Approx. GIA	Sq M	Sq Ft
Warehouse	17,226	(185,424)
Two storey office	1,306	(14,054)
Garages	1,011	(10,886)
<b>TOTAL</b>	<b>19,544</b>	<b>(210,364)</b>

The main unit is available from 40,000 sq ft upwards.

The property is on a site of 23 acres with the ability to offer self contained plots from 1 to 3 acres.

## Title.

Freehold with title numbers: WA338904 and CYM698927.

## Services.

The property benefits from all main services including 3 phase power, gas, water and drainage. Interested parties are advised to make their own enquiries.





**Aerial Images.**

More 360 Aerial Images available at: [www.triumphpark.uk](http://www.triumphpark.uk)



- 1** FOR SALE
- 2** Amnitech
- 3** Evans Halshaw
- 4** Rhydyar Retail Park
- 5** Welsh Government Offices
- 6** Kabin Hire Ltd

## Terms.

This property is available for sale with vacant possession. A new lease will also be considered.

## Price / Rent.

Rent on application.

## VAT.

VAT will be payable on the purchase price.

## Rateable Value.

£215,000 (2017 List) - this is subject to change should the property be sub-divided.

## Service Charge.

In the event that the site becomes multi-tenanted a Service Charge for the maintenance of common areas will become payable.

## EPC.

Energy Performance Rating of D(90).

A copy of the certificate is available upon request.

## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.



# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



## NEIL FRANCIS

029 2044 0147  
07766 511983  
[neil.francis@knightfrank.com](mailto:neil.francis@knightfrank.com)

## TOM GRIFFITHS

020 2044 0140  
07870 861077  
[tom.griffiths@knightfrank.com](mailto:tom.griffiths@knightfrank.com)

## DECEMBER 2020 - SUBJECT TO CONTRACT

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Particulars dated December 2020. Photographs and videos dated November and December 2020.

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