

FOR SALE (MAY LET)



Factory / warehouse with offices

191,600 sq ft on Circa 8.2 Acres

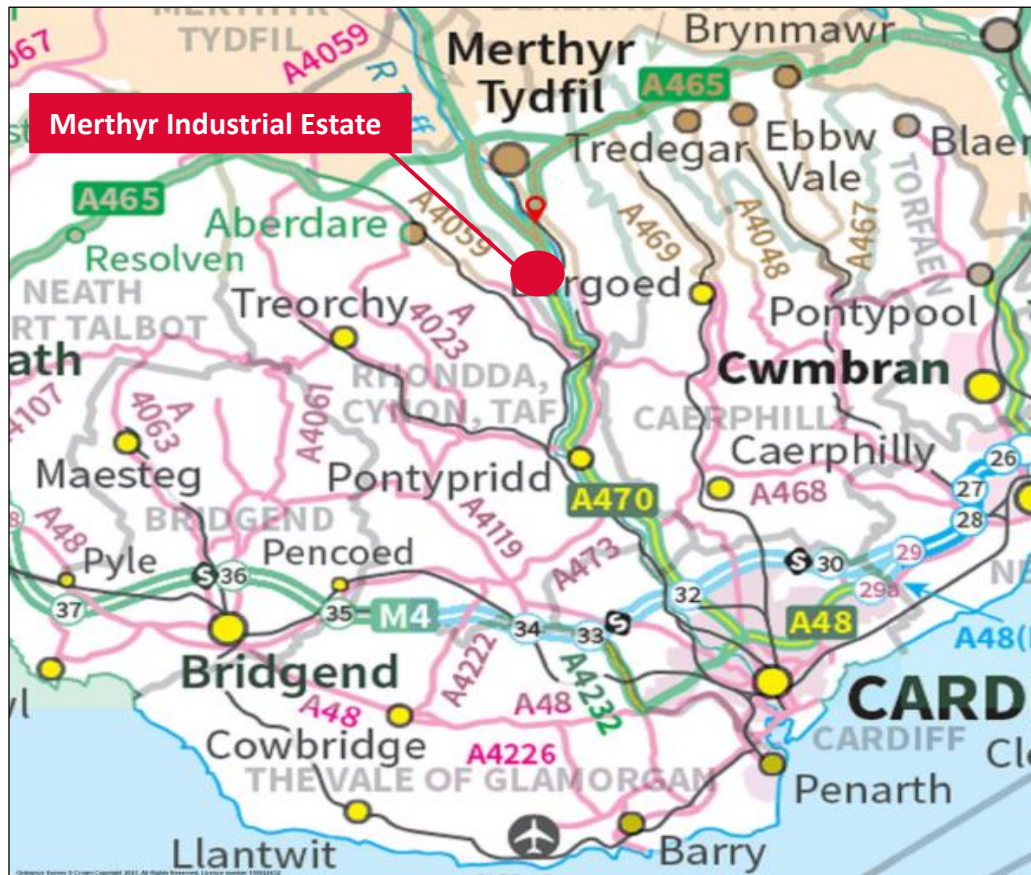
Merthyr Industrial Park, Cardiff Road, Merthyr Tydfil, CF48 4DR.

Location.

The property is located on Merthyr Industrial Park, which is accessed via Cardiff Road. The location provides convenient access for the A48, linking Merthyr Tydfil with Cardiff and the M4 motorway, approximately 20 miles to the south.

Immediately to the north of Merthyr Tydfil, the A465 Heads of the Valley dual carriageway provides a link to the Midlands via the M50 to the east.

There are nearby public transport links, including Pentrebach train station with a direct line to Cardiff Central Station and all national rail links.



Description.

The property comprises a detached factory complex of steel portal frame construction, over a number of bays, and benefitting from the following:

- Min height in original section of 5m rising to 6.2m at apex
- Min height in extension of 11m rising to 13m at apex
- 8 level access roller shutter doors
- LED warehouse lighting
- Gas fired warehouse heating
- Cranes from 5 tonne to 40 tonne
- Two storey offices including canteen
- Warehouse / production offices and toilets
- Securely fenced site with gatehouse
- Two separate entrances

The cranes can be sold separately as part of the negotiations

Accommodation.

Approx. GIA	Sq M	Sq Ft
Factory / Warehouse	16,400	176,530
Offices	1,400	15,070
TOTAL	17,800	191,600



Services.

All mains services including 3 Phase Electric are available to the property.

Interested parties are advised to make their own investigations with the relevant utility companies.

Tenure.

The Property is owned freehold via Title Numbers CYM20880 and CYM747587.

Terms.

The Property is available for Sale with vacant possession.

Alternatively a new lease will be considered.

Price and Rent available on application.

EPC.

Energy Performance Certificate Asset Rating 'C' (51).

A copy of the certificate is available upon request.

Rateable Value.

Factory and Premises £350,000 (2023 List).

Rates currently payable are £187,250 per annum.

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.

VAT.

VAT will be payable on all costs.



Contact.

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



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JUNE 2023- SUBJECT TO CONTRACT

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Particulars dated June 2023 . Photographs dated June 2023.

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