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# FOR SALE

**Nelson Park, Ty Du, Nelson, CF46 6HG.  
New Build Business Premises  
Units from 1,350 sq ft (125 sqm)**



## Location

Ty Du is located to the south of Nelson and benefits from direct access onto the A472 which connects Abercynon and Ystrad Mynach, leading on to Caerphilly and Blaenau Gwent.

The A470 is 2 miles to the west and provides dual carriageway access to the A465 (Heads of the Valleys Road), approximately 11 miles north west and Junction 32 of the M4 Motorway 12 miles to the south. Cardiff City Centre is 16 miles to the south and Caerphilly Town Centre is 6 miles south east.

Rail connections are located in Abercynon and Ystrad Mynach, both providing access to Cardiff.

## The Development

Phase 1 of the new development will form part of Ty Du Business Park offering 14 self-contained units finished to the following specification. The units will be of high quality, low maintenance set within a landscaped environment. .

Internally the units will be offered to shell finish to allow for occupier fit out with which the developer can assist with if required.



## Description

The development will create a managed business park offering 14 self-contained terraces of employment units that are available individually or combined.

The specifications to include:

- Minimum eaves 6m
- Level access roller shutter door
- 3 phase power supply
- Dedicated car parking
- Self-contained site

## Accommodation

Three terraces will be constructed offering self-contained units of 1,350 sq ft and 1,500 sq ft, available individually or combined.

## Services

The development will benefit from three phase electricity, water and drainage.

Interested parties are advised to make their own enquiries relating to specific capacity levels.

## Planning

The development will have consent for B1 & B8 use category.

Each unit will be designed to be adaptable for a range of uses whether light industrial or office uses.

The units will be designed such that installing a first floor will be possible if required.

## Terms.

On application



## Tenure

Available by way of a long leasehold of 999 years.

## EPC

To be provided once the development is completed with A rating being targeted.

## Rateable Value.

To be assessed upon completion.

## Service Charge

Ingoing occupier will be responsible for a share of the Estate Service Charge.

## 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:



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## JULY 2025 - SUBJECT TO CONTRACT

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Particulars dated July 2025. Photographs dated July 2025.

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