

INDUSTRIAL UNIT

TO LET

PANT INDUSTRIAL ESTATE MERTHYR TYDFIL CF48 2SR

21 Penlline Road,
Whitchurch,
Cardiff
CF14 2AA

Tel: 029 2062 1162
Fax: 029 2062 1141

Email: enquiries@burnettdavies.com
www.burnettdavies.com



- **GANTRY CRANE**
- **ROLLER SHUTTER ACCESS**
- **SECURE YARD**

Particulars

LOCATION

The property is located on the Pant Industrial Estate to the north of the town of Merthyr Tydfil in an established estate just off the A465.

The A465 connects to the A4060 to the east and the A470 dual carriageway to the west.

The A470 is the arterial route between north and south Wales which connects up onto the M4 (J32) just outside Cardiff, 20 miles south.

DESCRIPTION

The unit is of steel portal frame construction with concrete floors and profile steel cladding, brick internal walls, an asbestos panel pitched roof and gantry crane.

The unit is accessed via a roller shutter door from a common pallasade fence yard and lit with sodium spot lights.

ACCOMMODATION

The unit extends to the following gross internal areas:-

	SQ.MT	(SQ.FT)
Unit 30B	602	(6,480)
Mezzanine	100	(1,080)
Unit 30C	139	(1,500)
TOTAL	841	(9,060)

RENT

£10,000 per annum, exclusive for the whole.

The property is available on a new Full Repairing and Insuring basis for a duration to be agreed.

VAT

Rents are quoted exclusive of VAT.

RATES

The current rating assessment is being clarified.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

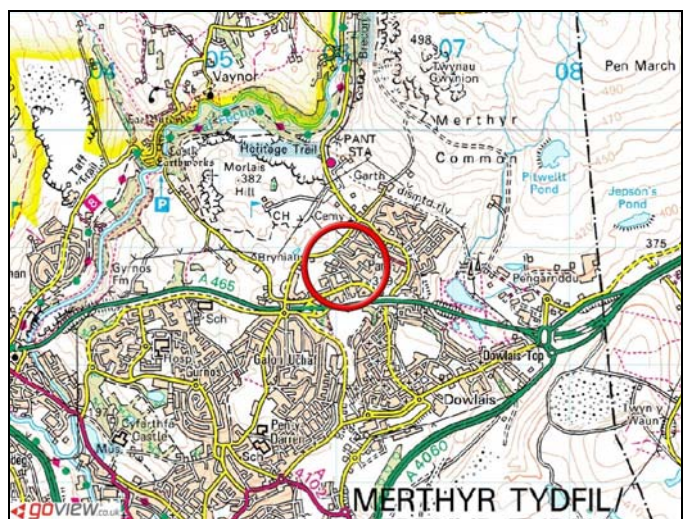
VIEWINGS

Strictly by prior arrangement with Sole Agent. For further information please contact;

Burnett Davies
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Email: agency@burnettdavies.com

Subject to contract and availability.



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