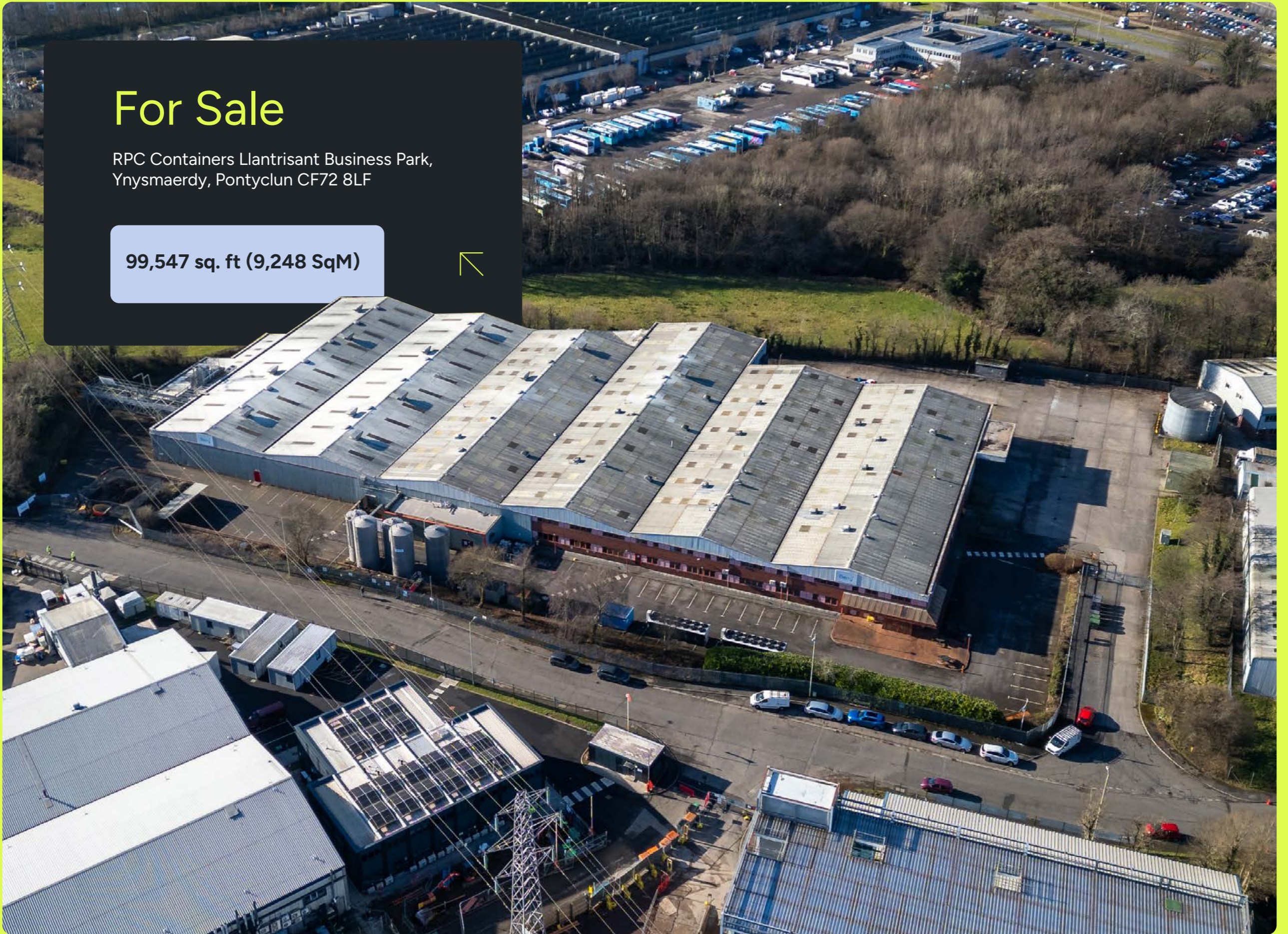


# For Sale

RPC Containers Llantrisant Business Park,  
Ynysmaerdy, Pontyclun CF72 8LF

99,547 sq. ft (9,248 SqM)



# Location

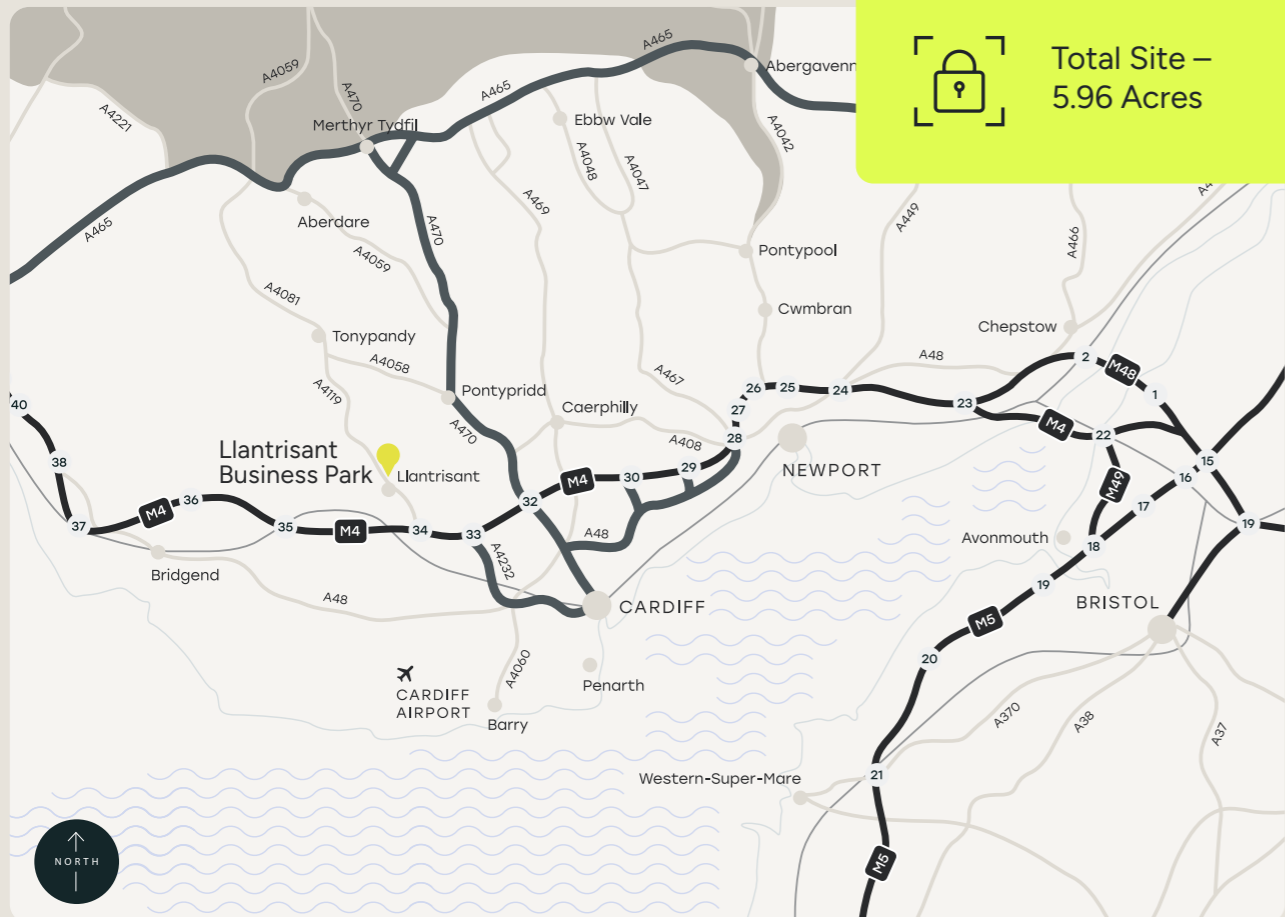
The property is located in Llantrisant which is a popular commuter town located 3.5 miles north of Junction 34 of the M4 motorway and 12.5 miles northwest of Cardiff city centre.

This location, between Cardiff and Bridgend offers a convenient position to access the wider Cardiff Capital Region with quick access to the M4 Corridor.

The property is situated just off the A4119 within a secure 5.96 acre site on the well-established Llantrisant Business Park. Major neighbouring occupiers include The Royal Mint, Perkin Elmer, Edwards Coaches, Purolite, Glamorgan Brewing Company, Cat Finning and the South Wales Fire and Rescue Service.



 Total Site – 5.96 Acres



Address

Llantrisant Business Park,  
Ynysmaerdy, Pontyclun CF72 8LF

What three words

///supported.spout.behind



# Description

The property comprises a substantial portal frame structure developed in two phases. The elevations are a mix of blockwork and profiled steel cladding to the walls, with profiled steel cladding to the roof incorporating translucent roof lights.

The warehouse consists of the following features:

- Eaves height of 4.87 m rising to an apex of 6.98 m
- 2 dock level loading bays
- 2 level loading doors

The property further comprises sufficient office space over ground and first floor consisting of:

- Glazed reception
- Censored LED lighting
- Decorated plaster walls and carpet floor coverings
- A range of cellular offices and meeting rooms
- Welfare accommodation
- Canteen and kitchen

The secure site has two road entry points providing for a one-way system or the ability to split the yard/loading area and parking if required.

The building has access to all utilities, including 3 phase power, gas, water and drainage.



2 x level loading doors and 2 x dock level loading doors



Eaves height is 4.9m rising to 6.9m



Significant power supply



Large units with office provision



Manufacturing, distribution and storage



Large Yard Space

## Amenities





# Accommodation

The accommodation schedule is listed below:

Ground Floor	Total (Sq m)	Total (Sq Ft)
<b>Main Unit</b>	7623.23	82056.4
Plant	220.22	2370.4
Ext 1	69.79	751.2
Ext 2	108.54	1168.3
Ext 3	249.15	2681.9
Dock Level Bay	66.55	716.3
Ext 4	102.60	1104.4
Central Offices	188.17	2025.5
Reception	49.28	530.4
<b>Total</b>	<b>8677.52</b>	<b>93404.9</b>

First Floor	Total (Sq m)	Total (Sq Ft)
Offices	282.36	3039.27
Canteen	94.39	1016.02
Kitchen	34.69	373.36
Welfare Facilities	44.28	476.63
Stores	114.98	1237.65
	33.14	356.7
<b>Total</b>	<b>570.69</b>	<b>6142.93</b>

<b>Total</b>	<b>9248.21</b>	<b>99547.78</b>
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## Tenure

The property is to be sold freehold which includes the estate road immediately outside between this site and the Putolite/Ecolab site opposite.

## Rateable Value

Rateable Value - £248,000, Rates Payable - £139,376 per annum.

## EPC

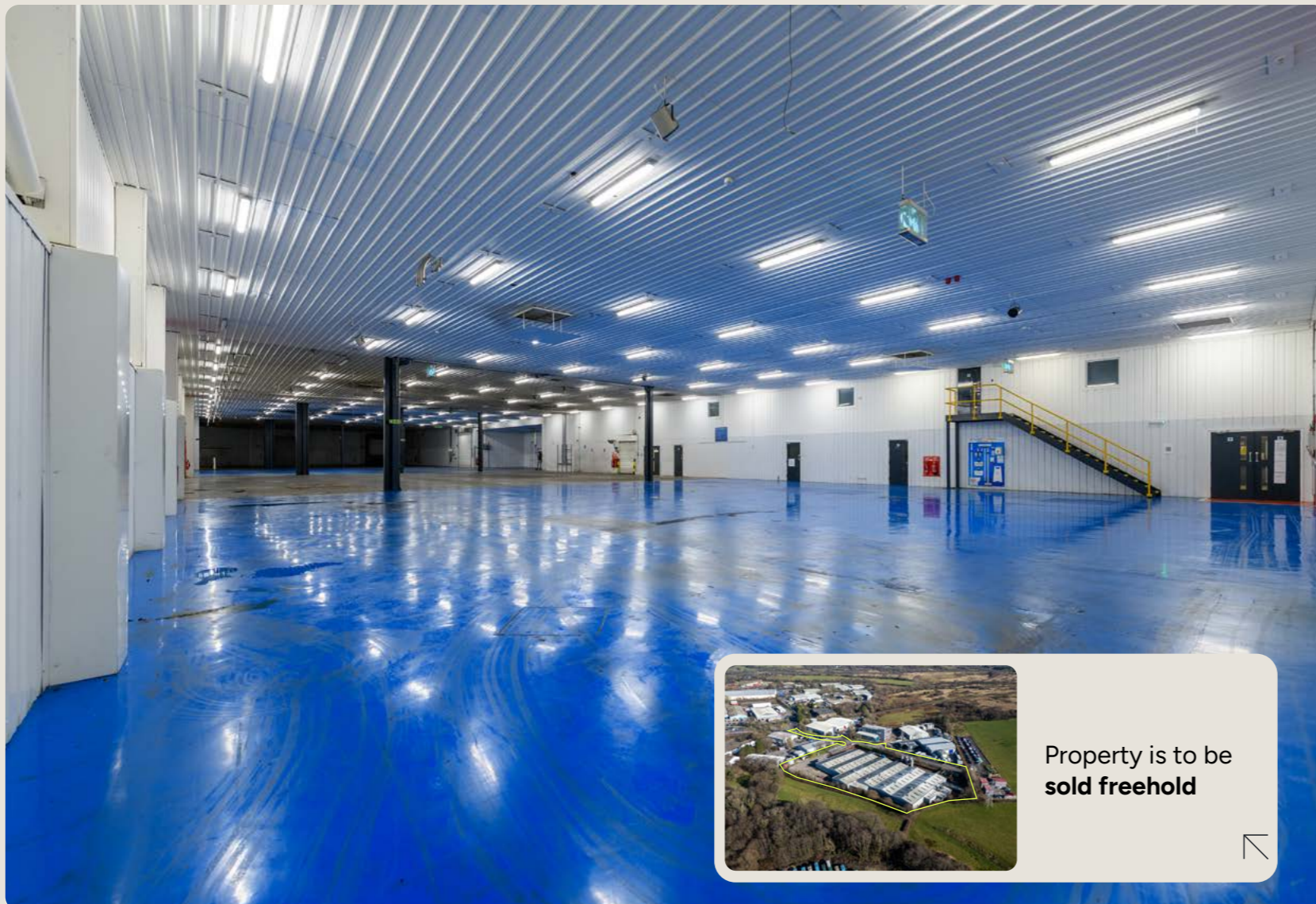
This property has an EPC rating of C (57).

## Anti Money Laundering

In accordance with Anti-Money Laundering Regulations, a purchaser will be required to provide satisfactory proof of identity and source of funds at the point of agreement of heads of terms.

## VAT

The property is elected for VAT.



# For Sale

99,547 sq. ft (9,248 SqM)



Price \_\_\_\_\_  
**Price on application.**



## Contact

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