



Unit B Abercanaid Industrial Estate

Merthyr Tydfil, CF48 1YF

For Sale - Substantial Industrial Unit and Yard

39,537 sq ft
(3,673.11 sq m)

- Secure site of 3.2 acres
- Office and welfare facilities
- Large yard space
- Well located in an established industrial estate
- Recently refurbished roof

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Summary

Available Size	39,537 sq ft
Price	£1,350,000
Rates Payable	£43,452 per annum The occupier is currently receiving retail rate relief of £27,000 per annum.
Rateable Value	£76,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (81)

Description

The property comprises a secure site of 3.2 acres, which contains 3 adjoining warehouse units, used for manufacturing and storage, with purpose built office accommodation and additional ancillary accommodation.

The site has provision for car parking, and room for HGV loading and maneuvering, with access to the site provided via a gated entrance onto a private access road.

The warehouse units comprise steel portal frame structures with part brick/part clad elevations. The units has an eaves heights range from 4.8m in the original warehouse to 5.3m to the newer extensions at the rear.

Access to the units is via a series of pedestrian and roller shutter doors, and there is a large mezzanine floor to the rear warehouse.

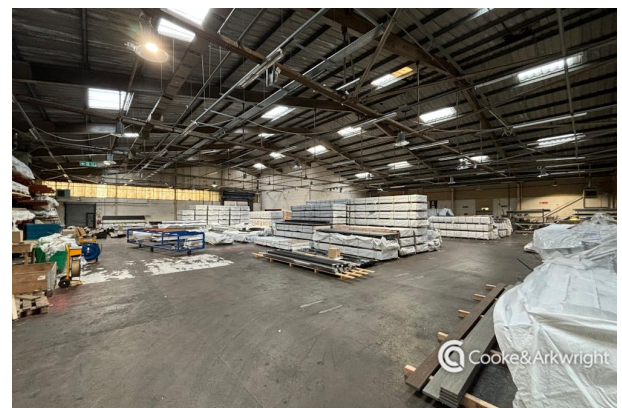
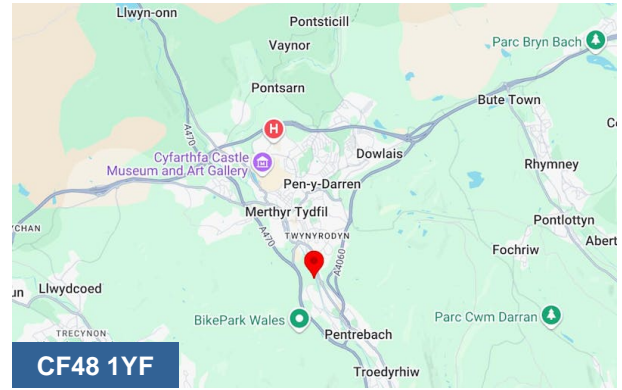
Location

The unit is located in Merthyr Tydfil is approximately 23 miles north of Cardiff, and benefits from excellent transport links to the M4 (located approximately 16 miles to the south) via the A470 dual carriageway, with further connections to the Midlands via the A465 Heads of the Valleys road.

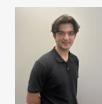
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Original Unit	8,900	826.84
Unit - Warehouse Extension	19,505	1,812.07
Mezzanine	3,542	329.06
Unit - Offices	5,446	505.95
Ancillary	2,144	199.18
Total	39,537	3,673.10



Viewing & Further Information



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