TO LET

Redline for indicative purposes only

Unit 12 Llantrisant Business Park

Pontyclun,
CF72 8LF

48,091 Sq. Ft
Refurbished Unit
in Established
Industrial Location

Cooke& Arkwright

Knight Frank

LOCATION

Unit 12 occupies a prominent position within Llantrisant Business Park, one of South Wales' established industrial locations. Llantrisant 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 with neighbouring occupiers including FEI Foods, The Royal Mint, Perkin Elmer, Edwards Coaches, Purolite, Glamorgan Brewing Company, Cat Finning and the South Wales Fire and Rescue Service.



What3Words

///sharpened.mixes.driving

DESCRIPTION

The property comprises a refurbished detached industrial warehouse building with integrated two-storey office accommodation. The original warehouse comprises a steel truss frame clad with profile steel sheeting, with a workable height of 5.1 metres. The remainder of the warehouse benefits from a steel portal frame clad with profile steel sheeting with an excellent eaves height of 5.1 metres rising to an apex of 9.0 metres.

There are excellent access provisions to the warehouse, with 3 level loading doors on the front elevation opening onto the yard area, and a further level loading door on the western elevation at the top end of the site. There is a glazed pedestrian access into the office and reception area.

There is a good provision of yard space to the front of the site, with an additional car park located adjacent to the office and reception area.

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

Property	Sq. Ft	Sq. M
Warehouse	41,265	3,833.64
Ground Floor Office	3,408	316.61
First Floor Office	3,418	317.54
Total	**48,091**	4,467.8









TENURE

Leasehold.

QUOTING RENT

£335,000 per annum, exclusive of VAT.

BUSINESS RATES

The property has a rateable value of £203,000.

Rates Payable: £115,304 per annum.

EPC

The property has an EPC rating of C (72). A copy of the certificate is available upon request.

VAT

The property is elected for VAT.

AML

In compliance with UK Money Laundering Regulations, property agents are required to establish the identity and source of funds of all parties involved in sales and letting transactions.



CONTACTS

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