

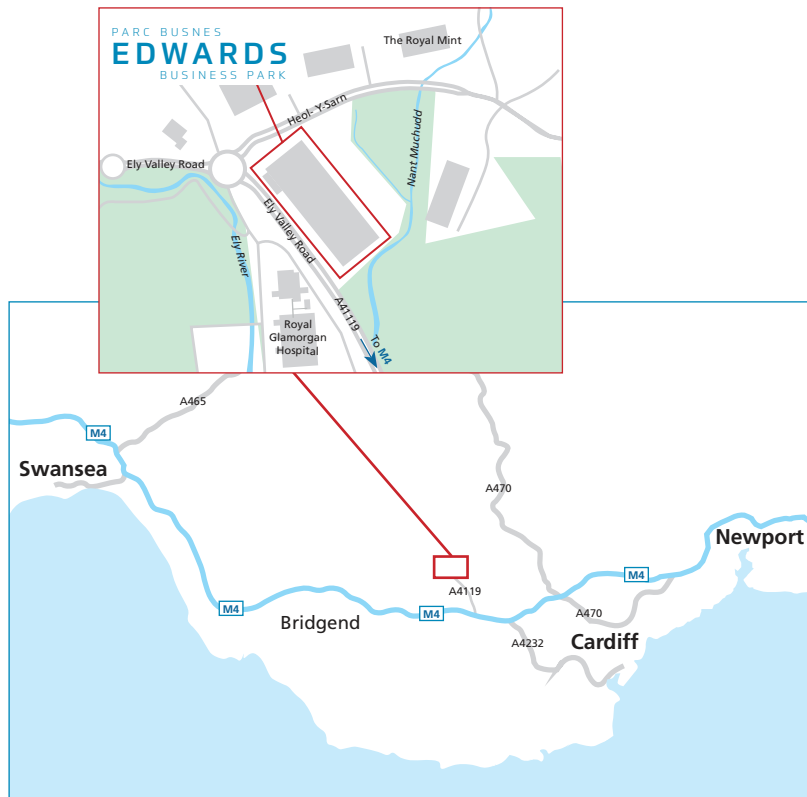
PARC BUSNES
EDWARDS
BUSINESS PARK

Edwards Business Park comprises a range of units set within a secure 25 acre site 3 miles north of Junction 34 of the M4.



Llantrisant | CF72 8QZ





- 1** Edwards Business Park
- 2** The Royal Mint
- 3** Royal Glamorgan Hospital
- 4** Cav Aerospace
- 5** CAT Finnings



Edwards Business Park comprises a range of units set within a secure 25 acre site 3 miles north of Junction 34 of the M4.

Llantrisant industrial estate is a popular and established location; home of the Royal Mint, Cav Aerospace and CAT Finnings.

The prominent site fronts the A4119 dual carriageway directly opposite the Royal Glamorgan Hospital.

The industrial manufacturing and warehousing units are suitable for a variety of uses including with 5 metres eaves rising to 8 metres in certain locations. Steel roller shutter doors provide vehicle access with all units capable of providing separate power and toilet provisions.

Office accommodation is available in the front part of the main building or separate office block on the left side of the entrance. Various size suites can be provided to accommodate an incoming tenants requirements.

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Accommodation

The buildings provide a range of options and sizes to accommodate a tenants requirements. Full details can be provided by the agents.
Industrial warehouse space from 10,152 sq ft to 249,253 sq ft
Office space up to 8,000 sq ft

Units have the benefit of the following:

- Dedicated parking/yard areas
- Roller shutter doors
- A 5 ton gantry crane
- A range of size units from 10,152 sq.ft. upwards
- Opportunities for prominent signage/branding
- Incentives available
- Competitive rates



Planning

Edwards Business Park benefits from existing use consent within Class B1 - Light Industrial, B2 - General Industrial) and B8 - Warehousing. Alternate uses will be considered subject to satisfactory appropriate planning consent being achieved.

Terms

The accommodation is available for lease for a period to be agreed. Full details can be provided by the agents.

Service charge

A service charge will be levied for the management, security, maintenance and repair of the building and estate.

Services

All properties have mains services including water and drainage. Three phase electric supply is also provided.

VAT

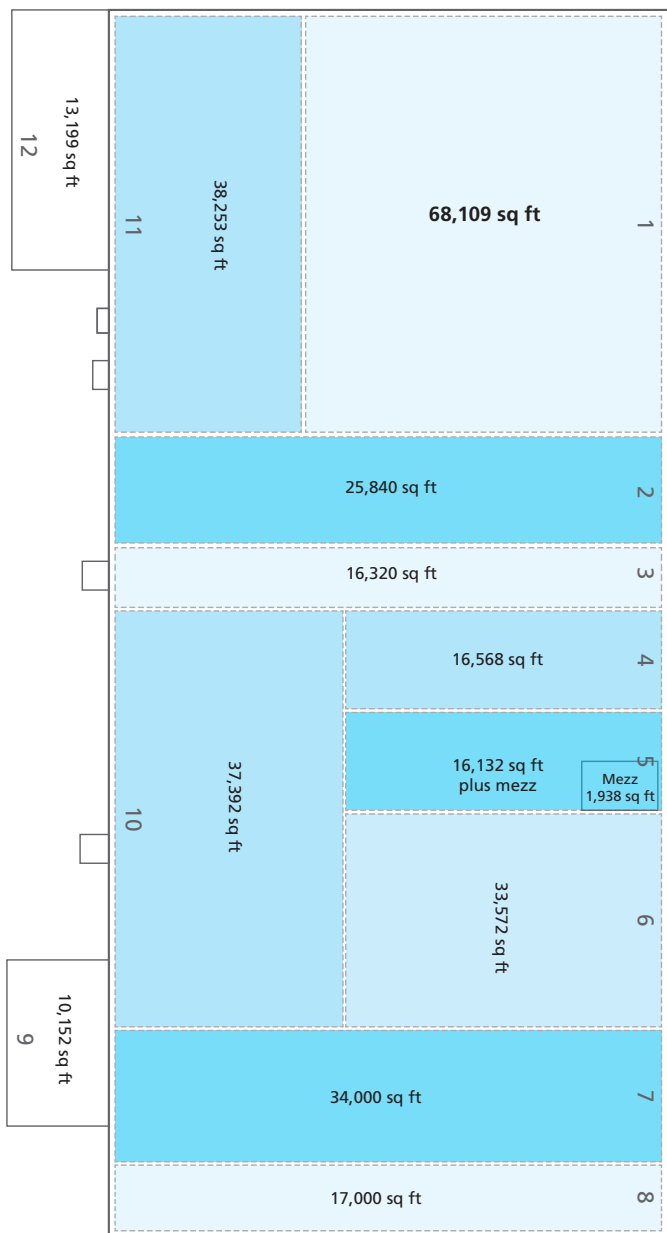
All rents are quoted exclusive of VAT.

Legal costs

Each party will be responsible for their own legal costs incurred in any transaction.

Rates

For rateable value and rates payable for individual units.





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029 20 346346

www.coark.com

Viewing

Strictly by appointment with sole agents.

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