

TO LET

# COEDCAE LANE INDUSTRIAL ESTATE

## UNITS F1-F3

### 19,741 SQ.FT

- » Prominent Industrial / Warehouse / Trade Counter Unit
- » Under Refurbishment
- » Large secure yard and separate car parking
- » Established Trade Counter location

📍 CF72 9HG

Coedcae Lane Industrial Estate, Pontyclun



Occupiers already on site include:



# LOCATION

Units **F1-F3** are situated on **Coedcae Lane Industrial Estate**, which is in Pontyclun an established commercial and Trade area of South Wales.

The estate provides access to the **A473** which connects to Llanharan to the West and Talbot Green / Llantrisant in the East in addition to the **A4119**, which provides direct access to **Junction 34** of the M4 Motorway, to the South.



**COEDCAE LANE INDUSTRIAL ESTATE**  
Pontyclun, CF72 9HG



## OCCUPIERS

Occupiers on the Estate include **Travis Perkins, Howdens, Screwfix, Greggs, INSTAVOLT** and **Toolstation**.



# DESCRIPTION

Detached industrial/warehouse unit of steel portal frame construction, arranged over three bays. Elevations are a combination of full height cladding and brickwork under a pitched metal sheet roof.

Internally, the warehouse provides a minimum eaves height of 5.5m, 3 level-access electric loading doors, concrete flooring, and LED warehouse lighting.

The office and welfare accommodation features carpeted and laminate floors, suspended ceilings with recessed LED lighting, painted walls, and air conditioned heating / cooling.

Externally, the property benefits from a securely fenced yard extending to approximately 0.4 acres along with separate car parking.



# ACCOMMODATION

The units are available as a whole or individually:

	Sq.ft	Sq.m	Secure yard
Unit F1 - F3	19,741 sq.ft	1,834 sq.m	0.4 acres
<b>TOTAL</b>	<b>19,741 sq.ft</b>	<b>1,834 sq.m</b>	

# WAREHOUSE SPECIFICATION

Warehouse Specification includes:



3 x level loading roller shutter doors



Under Refurbishment



Max. eaves height 7 metres



Self contained 0.4 acre secure yard



Min. eaves height 5.5 metres



3 phase power



## QUOTING RENT

Quoting rent available on request.

## RENTAL TERMS

The property is available on a new Full Repairing and Insuring Lease.

## SERVICE CHARGE

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.

Further details available on request

## INSURANCE

The landlord will insure the building and charge the occupier, details available on request.

## RATEABLE VALUE.

Rateable Value: **£77,000 (2023 List)**

Rates Payable: **£43,736**





## EPC

Energy Performance Certificate Asset Rating C /62.

The EPC is to be updated on completion of the refurbishment with an anticipated 'B' Rating.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## SERVICES

The property benefits from all main services. Interested parties are advised to make their own enquiries.

## AML

Any ingoing tenant will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

## VIEWINGS

For further information, or to arrange a viewing, please contact joint agents Agents:



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