

**AVAILABLE
FROM AUGUST 2026**

TO LET - MODERN INDUSTRIAL UNIT WITH A LARGE DEDICATED YARD AREA



Unit 3, Goat Mill Road, Dowlais, Merthyr Tydfil, CF48 3TD



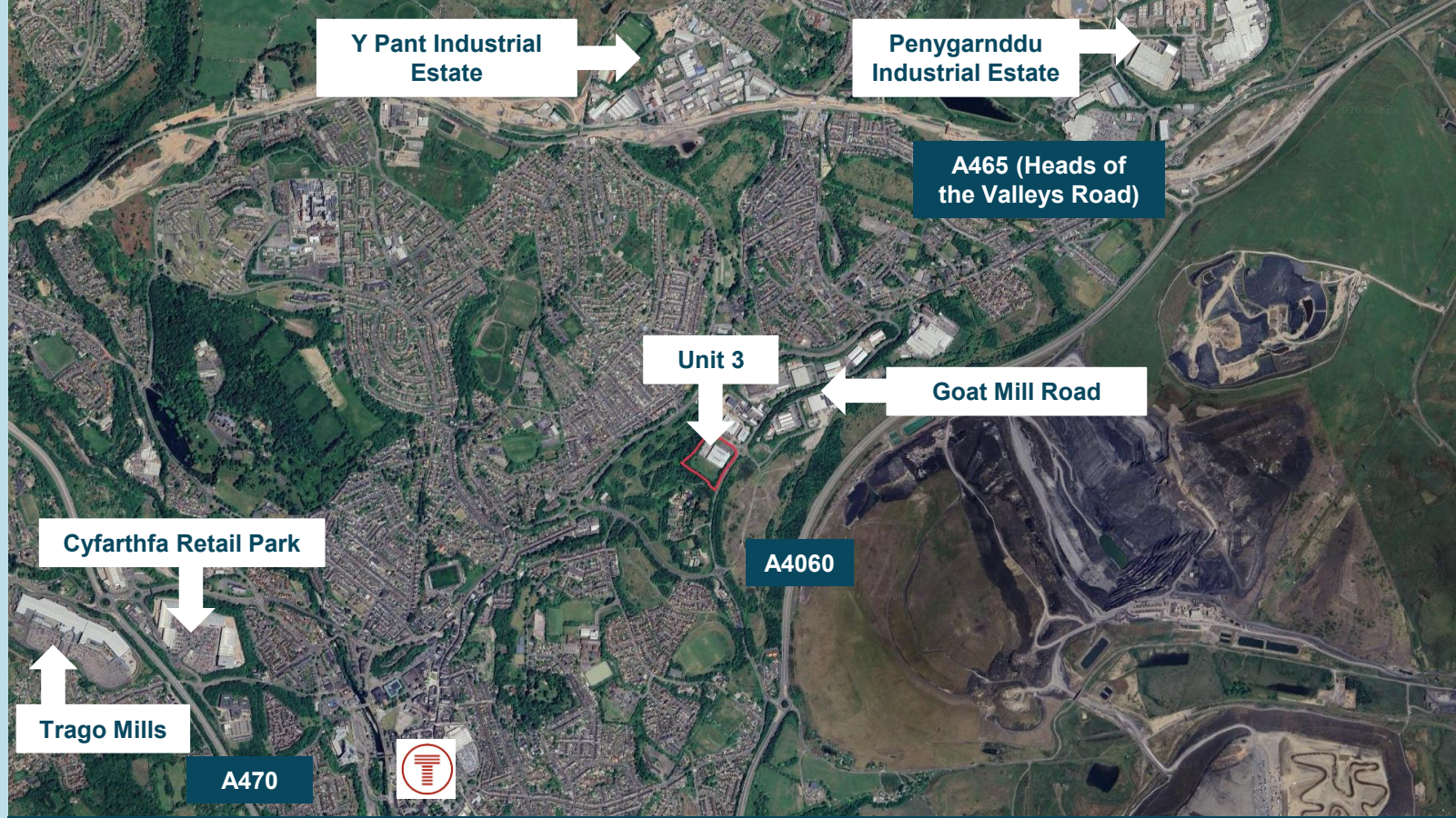
Location

Unit 3, Goat Mill Road occupies an excellent position within the established Dowlais industrial area of Merthyr Tydfil, providing strong connectivity throughout the South Wales region.



The estate provides modern industrial accommodation within the town of Merthyr Tydfil and is adjacent to a number of high-quality units with occupiers such as Stephens & George Print Shop, Nisbets, Mayphil, OP Chocolate and Fresenius Medical Care in the immediate vicinity.

Merthyr Tydfil is located 25 miles north of Cardiff with strong transport links to the wider region. The property is located to the south of the A465 (Heads of the Valleys Road) in the centre of the South Wales Valleys. The Heads of the Valleys Road links Swansea in the west to the Midlands (via the M50 and M5 Motorway) and has recently undergone significant improvements to provide a dual carriageway.

Junction 32 of the M4 Motorway can be accessed via the A470 dual carriageway trunk road which connects South Wales to Bristol, Swindon and London.



Journey Times

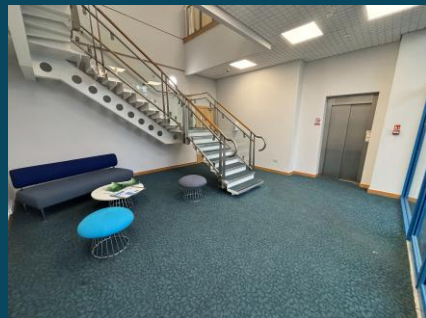
		
Cardiff	45m	1h
Swansea	45m	2h 5m
Bristol	1h 15m	2h 5m
Birmingham	2h	3h 15m
London	3h 30m	3h 5m



Description

The high-quality detached unit offers a large open plan warehouse/ manufacturing facility with office accommodation to part of the ground and first floors.

Externally, the unit benefits from a dedicated parking area and yard area, each with separate access points. The unit is secure with a perimeter fence encompassing the site. In addition, the unit benefits from expansion land to the south of the property.



Accommodation

The property comprises the below areas:

Accommodation	SQM	SQ FT
Warehouse	4,367	47,005
Offices	325	3,494
Total	4,692	50,499



Specification

Warehouse

- ✓ 6.6m clear internal height
- ✓ 2x level access doors (4.7m x 4.8m)
- ✓ 25 KN/sqm floor loading
- ✓ 500kVA 3 phase electric power
- ✓ 650kW gas supply
- ✓ Ambirad heating
- ✓ LED Lighting

Office

- ✓ Open plan office accommodation
- ✓ Suspended ceilings with recessed lighting
- ✓ Perimeter trunking
- ✓ Gas central heating
- ✓ Passenger lift
- ✓ Large canteen area

External

- ✓ 35m yard depth
- ✓ Separate access points to parking and yard
- ✓ 75 dedicated car parking spaces
- ✓ 1.75 acres of expansion land



Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

Quoting £5.25 per sq ft per annum, exclusive of VAT.

Business Rates

Rateable Value of £190,000 from the 1st of April 2026.

Service Charge

An estate service charge will be levied to cover costs incurred in maintaining the common parts of the estate.

EPC

The property has a current EPC Rating of C53 valid until 17 April 2034.

Services

All mains services including 3 phase electricity are available at the property. Interested parties are advised to make their own enquiries as to their specific requirements.

Legal Costs

Each party to be responsible for their own costs.

Further information

Please contact the sole letting agents.



Heather Lawrence

07791 022372

Heather.Lawrence@jll.com

Kate Openshaw

07592 112070

Kate.Openshaw@jll.com

Adam Conway

07709 507372

Adam.Conway@jll.com

3 Callaghan Square, Cardiff, CF10 5BT

DISCLAIMER: The material herein is intended as a guide only, no liability for negligence or otherwise is assumed for the material contained herein by Jones Lang LaSalle, its principal or its servants or its agents. No material contained herein shall form the basis of or be part of any agreement and no warranty is given or implied as to the accuracy of the whole or any part of the material. Prospective purchasers/tenants should not rely on the material but should make their own enquiries and satisfy themselves of all aspects of the material. Any liability by Jones Lang LaSalle, its principal, its servants or its agents in any way connected with the brochure, whether or not such liability results from or involves negligence, will not exceed £1000. May 2024.