



Unit 3 Edwards Business Park

Llantrisant, Pontyclun, CF72 8QZ

To Let: Mid Terrace Industrial Warehouse

16,320 sq ft
(1,516.18 sq m)

- Established Commercial Location
- Secure Site
- Surrounding occupiers including Perkin Elmer, Royal Mint & Purever
- Ample Car Parking

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Summary

Available Size	16,320 sq ft
Rent	£4.50 per sq ft
Rates Payable	£28,684 per annum
Rateable Value	£50,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (115)

Description

The property comprises:

- Steel Portal Frame Construction
- Elevations clad with brick and blockwork
- Pitched Roof
- 2 x Level Loading Doors
- 3 Phased Power
- Yard space and parking

Location

Parc Busnes Edwards comprises a range of units set within a secure 25 acre site, 3 miles north of J34 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.

Llantrisant is a strategically important industrial location in South Wales, with occupiers here benefitting from access to the M4 Motorway and the A4119 Ely Valley Road, enabling them to service most of South Wales within a 1 hour drive time.

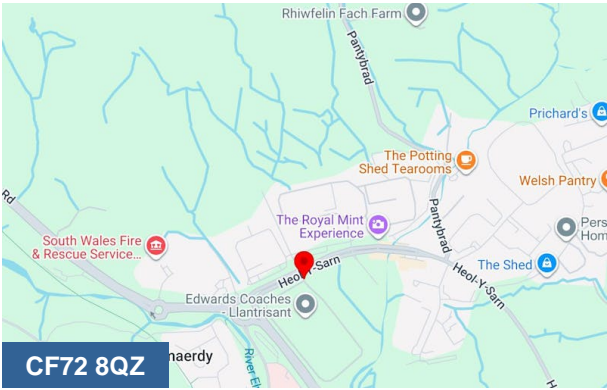
Accommodation

The accommodation comprises the following areas:

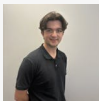
Name	sq ft	sq m	Availability
Unit	16,320	1,516.18	Available
Total	16,320	1,516.18	

Terms

The property is available by way of a new lease, on full repairing and insuring terms.



Viewing & Further Information



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