



Rhymney Industrial Site/Compound

Pontylottyn Link Road, Rhymney, NP22 5QP

Prominent Industrial/ Road side Yard To Let

1.80 Acres
(0.73 Hectares)

- Level Hard Surfaced Compound
- Prominent Roadside Position
- Excellent Road Links
- Secure Palisade Fencing
- Electric and Water Connection

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Summary

Available Size	1.80 Acres
Rent	£50,000 per annum
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Well located secure site benefitting from excellent road links previously used for a range of uses including roadside retail/motor trade and industrial storage.

Location

The site is located adjacent to the Heads of the Valley Industrial Estate. It is an established and strategically located site situated in close proximity to the A465 Heads of the Valleys Road. The A465 provides excellent road access to the whole of South Wales with recently completed upgrade works linking this location effectively to West Wales and the Midlands via the M5 and A40.

Improvement works to the Heads of the Valleys road are ongoing.

The A470 at Merthyr is 6 miles away and leads south to J.32 of the M4 and Cardiff.

To the east the M50-M5-M6 is 50 minutes away.

Terms

The property is to be let by way of a new lease on full repairing and insuring terms.



Viewing & Further Information



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