



Pentrebach Enterprise Centre, Merthyr Industrial Park, Merthyr Tydfil, CF48 4DR

Office Suites To Let - Flexible Terms

Summary

Tenure	To Let
Available Size	100 to 650 sq ft / 9.29 to 60.39 sq m
Rent	£16 per sq ft Rent includes - water, electric, heating, lighting, building insurance / service charge and business rates
Service Charge	N/A
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Well located office building and industrial units in close proximity to Merthyr town centre
- Flexible office and industrial space - 'easy in / easy out' Licences
- Rent includes - water, electric,
- Car parking and public transport in close proximity
- All-inclusive rent £16 per sq ft (exclusive) VAT applicable
- Located less than one mile from the A470

Pentrebach Enterprise Centre, Merthyr Industrial Park, Merthyr Tydfil, CF48 4DR

Summary

Available Size	100 to 650 sq ft
Rent	£16 per sq ft Rent includes - water, electric, heating, lighting, building insurance / service charge and business rates
Business Rates	Upon Enquiry
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Pentrebach Enterprise Centre forms part of the wider Merthyr Industrial Park, strategically located less than one mile from the A470 dual carriageway (linking Merthyr Tydfil to Cardiff) and approximately one mile from Merthyr Tydfil town centre.

The site comprises a modern two storey building of traditional brick and cladding construction, offering 15 office suites and 32 industrial units arranged in blocks to the rear.

Office spaces range from 90 sq ft to 650 sq ft, while industrial units vary between 500 sq ft and 2,000 sq ft. Each industrial unit benefits from up and over roller shutter doors, as well as separate personnel access to both the front and rear.

All-inclusive rent from £16 per sq ft (exclusive)
VAT is payable in addition.

Rent includes - water, electric, heating, lighting, building insurance / service charge and business rates.

Please note that Telecoms / IT are excluded and are the responsibility of the Tenant / occupier.

Location

Access to the M4 motorway is available via Junction 32, located approximately 12 miles to the south at Tongwynlais, along the A470. The A465 Heads of the Valleys Road, providing direct links to the Midlands via the M50/M5, is situated just 2 miles to the north at Dowlais.

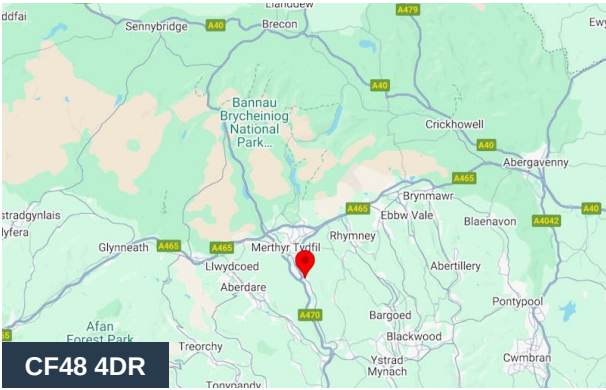
The site benefits from excellent transport connectivity, being easily accessible by both private vehicle and public transport. Pentrebach railway station, located on the Cardiff to Merthyr line, is just a five minute walk from the Centre.

Specification

Offices from 100 sq ft and industrial units from 500 sq ft
New Flexible Lease Terms available.

Viewings

Please contact Jenkins Best in the first instance



Viewing & Further Information



Craig Jones
07867 393494
craig@jenkinsbest.com



Henry Best
07738 960012
henry@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 30/10/2025