



Unit 12

Edwards Business Park, Llantrisant, Pontyclun, CF72 8QZ

To Let - Large Industrial Unit in Prominent Estate

13,199 sq ft
(1,226.23 sq m)

- Well located in Edwards Business Park
- Eaves height of 7.5 metres rising to an apex of 8.38 metres
- Shared welfare facilities
- Roller Shutter Access
- Surrounding occupiers include Royal Mint, CAV Aerospace and CAT Finnings

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Summary

Available Size	13,199 sq ft
Rent	£4.50 per sq ft
Rates Payable	£23,004 per annum
Rateable Value	£40,500
Service Charge	£0.24 per sq ft Insurance £0.50 per sq. ft/per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (69)

Description

The property comprises:

- Steel Portal Frame Construction
- Pitched roof incorporating translucent roof panels
- Minimum eaves height of 7.5 meters with apex of up to 8.38m
- Profile steel cladding elevations
- 1 x Level loading doors
- Yard space and parking

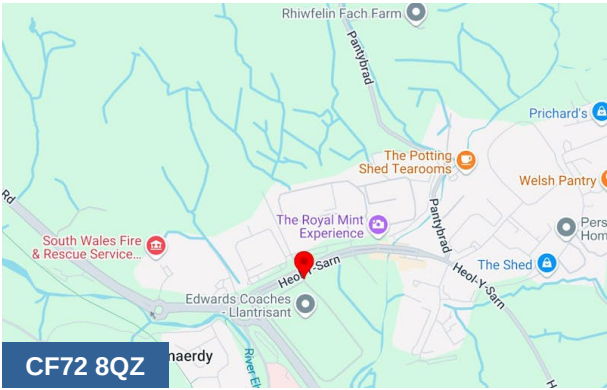
Location

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.

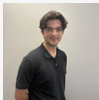
Llantrisant is a strategically important industrial location in South Wales, with occupiers here benefitting from access to the M4 Motorway and the A4119 Ely Valley Road, enabling them to service most of South Wales within a 1 hour drive time.

Terms

The property is available via a new lease, on full repairing and insuring terms



Viewing & Further Information



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