

CLOSE TO A465 &amp; A470

## Unit 7, Triangle Business Park, Pentrebach, Merthyr Tydfil, CF48 4TQ

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	11,379 sq ft / 1,057.14 sq m
<b>Rent</b>	£71,120 per annum payable quarterly in advance
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£25,992.50 per annum Based on 2023 valuation
<b>Rateable Value</b>	£46,250
<b>EPC Rating</b>	C (68)

### Key Points

- Prominent semi-detached trade counter / warehouse unit
- Large forecourt car parking area
- LED lighting throughout
- Maximum Eaves 7.6m
- Electric level access loading door with gated yard / loading area
- Internal ancillary offices with w.c's and kitchen area
- Established commercial location opposite a busy Retail Park

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Rateable Value	£46,250
Service Charge	N/A
Car Parking	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£2,457.16 per annum Premium for Year Ending June 2025
EPC Rating	C (68)

## Description

Available Late 2024- Unit 7 occupies a prominent position opposite the entrance to a busy retail park. The property comprises a semi detached trade counter / warehouse / industrial unit with an open plan warehouse /production area and ancillary offices. Externally the property benefits from a gated yard and dedicated car parking.

## Location

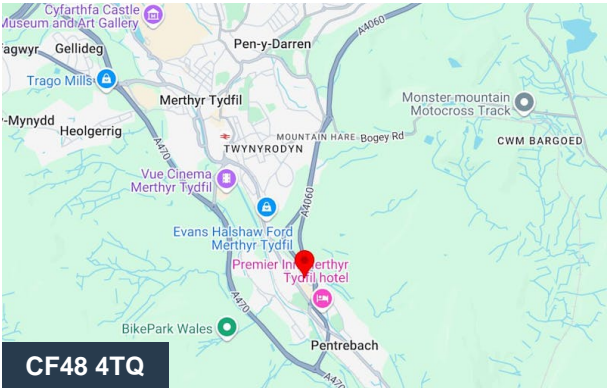
Triangle Business Park is situated within an established mixed commercial location 2 miles south of Merthyr Tydfil town centre at Pentrebach. The estate is just off the A4060 and benefits from excellent access to the A465 and the A470. The M4 (J32) is approximately 19 miles to the south, with Cardiff 24 miles to the south. Nearby estate occupiers include Halfords, Iceland, Jollyes, Greggs, Sports Direct, Home Bargains and Merthyr Tydfil Council. Pentrebach 'valleys line' train station is within walking distance

## Specification

Gross internal area 11,379 sq ft (1,057.17 sq m)  
Offices and ancillary accommodation of 1,914 sq ft ( 117,8 sq m).  
Vehicle access via electric level loading door 4.5 m high by 3.6m wide.  
Minimum eaves height 5.3m. Maximum eaves height 7.6m  
Rear secure yard / loading area  
Large forecourt car parking area

## Terms

The property is available by way of a new lease on terms to be agreed



## Viewing & Further Information



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