



## Unit 2, Hepworth Park, Coedcae Lane, Pontyclun, CF72 9HG

Detached Industrial / Warehouse To Let with 11 No. level loading doors

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	39,592 sq ft / 3,678.22 sq m
<b>Rent</b>	£180,000 per annum
<b>Service Charge</b>	N/A
<b>Rates Payable</b>	£76,994 per annum Based on 2023 valuation
<b>Rateable Value</b>	£137,000
<b>EPC Rating</b>	B (41)

### Key Points

- Excellent road links -Close proximity to A4119 and M4 Motorway (J.34)
- Maximum eaves height 8.2 metres
- Minimum eaves height 7 metres
- Detached unit
- 11 No. level loading doors
- Parking / yard at each end of unit
- LED lighting

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Rates Payable	£76,994 per annum Based on 2023 valuation
Rateable Value	£137,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	B (41)

## Description

A well located distribution / industrial unit with 11 No. level loading doors.

## Location

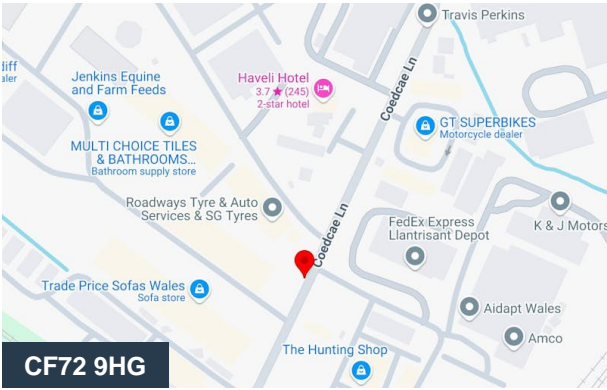
Hepworth Park is just off Coedcae Lane an established business location, situated approximately 3 miles north of junction 34 of the M4 motorway, via the A4119 dual carriageway and the A473. Cardiff is approximately 9 miles to the east and Bridgend is approximately 10 miles to the west. Established trade and distribution location - Unit 2 is located opposite LBS Builders Merchants and other occupiers in the vicinity include A F Blakemore ,FedEx, and Greggs.

## Specification

- Minimum eaves height 7 metres
- Maximum eaves height 8.2 metres
- 11 level access doors (electric) – 4 metres (wide) x 5 metres (high)
- 3 phase power
- LED lighting
- Yards to either gable end

## Terms

Available by way of a New Full Repairing and Insuring Lease for a Term to be agreed.



## Viewing & Further Information



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