

## TO LET (May Sell)

### Units 10-12 Cyfarthfa Industrial Estate, Merthyr Tydfil, CF47 8PE

Production/Storage Facilities



- From 949 sq.m. (10,210 sq.ft.) to 2,847 sq.m. (30,630 sq.ft.)
- Each With Ground & First Floor Ancillary Accommodation
  - Situated Within Modern Trade Estate
  - Good Access To A470

## Location (CF47 8PE)

Merthyr Tydfil is c. 20 miles north of J.32 of the M4 at Coryton, Cardiff.

The properties are situated on the Cyfarthfa Industrial Estate, a modern estate located just north of the town centre and best accessed via the A470 dual carriageway and the exit for Cyfarthfa Retail Park.

Proceed over the roundabout and at the traffic lights turn left. The Cyfarthfa Industrial Estate is on the left hand side. Other occupiers in the vicinity include Merthyr Tydfil Ambulance Service, and Travis Perkins.

## Description

The properties comprise a terrace of storage / production facilities built during the mid-1980's which benefit from:

- steel portal frames with supporting trusses;
- insulated pitched roofs inc. translucent panels;
- gas-fired heaters in warehouse;
- 2-storey office and ancillary accom.;
- front loading facilities;
- additional front car parking.

## Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
<b>Total</b>	<b>2,847</b>	<b>30,630</b>
<i>Each Unit Typically:</i>	<i>949</i>	<i>10,210</i>
<i>Inc.:</i>		
<i>Ground Floor Office &amp; Ancillary</i>	<i>53</i>	<i>573</i>
<i>First Floor Office</i>	<i>53</i>	<i>571</i>

## Mains Services

The properties benefit from the provision of all mains services, including 3x phase electricity & mains gas.

Heating is via a gas-fired central heating system + and there are gas-fired heaters in the workshops.

## Energy Performance Certificate (EPC)

To be assessed

## Estate Service Charge

The occupier is to contribute towards the estate service charge for the security and maintenance of the common parts of the estate.

## Ratable Value

Units 10/12	RV £45,750
Unit 12	RV £24,750

## Quoting Rent/Price

The units are available either individually or collectively on new full repairing and insuring leases.

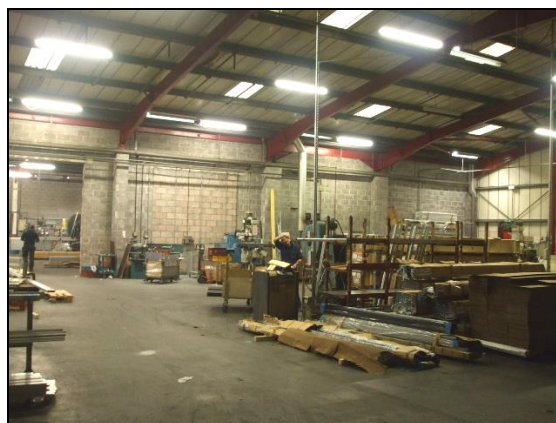
Alternatively our clients may consider a freehold disposal – price on application.

## Further Assistance For Business

For further information please contact:

**Welsh Assembly Government** (Flexible Support for Business) on **03000 60 3000**, or

Business Development Team at **Merthyr Tydfil County Borough Council** on **01685 725 000**  
[economicdevelopment@merthyr.gov.uk](mailto:economicdevelopment@merthyr.gov.uk)



## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

The in-going tenant/purchaser is to be responsible for our clients reasonable legal fees up to £750 + VAT.

## Viewing

For further information or to arrange an inspection please contact the joint agents:



**Michael Bruce MRICS:**  
Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)



**Heather Lawrence:**  
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**SUBJECT TO CONTRACT**

**MAY 2018**

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