Pontcynon Industrial Estate

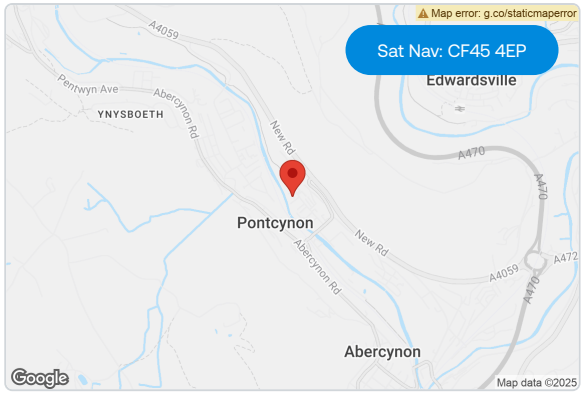
Mountain Ash, CF45 4EP

Warehouse | 1,200 - 2,400 ft²

- LED lighting
- 24-hour access
- Ground level loading area
- On-site parking







Description

These units are of steel portal frame construction. Externally, the units have steel profile cladding. The roof is a dual pitched steel cladding sheets incorporating translucent glass reinforced plastic (GRP) roof lights. Internally, the units have W.C. facilities and LED lighting throughout. The units are accessed through an electronic roller shutter door. Unit 4 offers a small side yard.

Location

Pontcynon Industrial Estate is located along the A4059 between Mountain Ash and Abercynon. The estate is 10 miles north of Junction 32 of the M4, which is accessed via the A470, having good links with Cardiff City Centre (17 miles).

To the North of the unit is Hirwaun (9 miles) and Aberdare (7.5 miles) accessed via A4059 with Merthyr Tydfil (10 miles) accessed via the A470. To the South is Pontypridd (6 miles) and Cardiff (17 miles), both accessed via the A470.

Further information

EPC
Unit 2 : D, Unit 3: B, Unit 4 : C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
3	Warehouse	1,200	Immediately	850	B
4	Warehouse	1,200	Immediately	850	C
Total		2,400			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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