

GOAT MILL ROAD MERTHYR TYDFIL

CF48 4DR



Exciting new development of industrial and office units in a popular commercial estate
Available individually or as combined units from **2,819 sq.ft (262 sq.m)**
up to 14,095 sq.ft (1,310 sq.m) Offered **TO LET**

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property consultants
www.stuarthogg.com
029 2125 0050

Location

Goat Mill Road is located to the east of Merthyr Tydfil and is easily accessible off the A470 and A4060 dual carriageway links. The property is located in a mixed commercial, business and industrial setting with a range of corporate occupiers and smaller businesses.



The development is located in a prominent position directly off the main estate road junction with Goat Mill Road.

Description

A brand new development of nine industrial units available separately or potentially combined to form larger units plus a two storey, detached office building at the entrance to the development.

Each unit will have its own electrically operated roller shutter access doors (4.9m high by 4.0m wide) and personnel access.

There is a parking and loading area to the front of each unit.

The units will be of steel portal frame construction with insulated profile cladding and roofs with large translucent panels to allow natural light.



Services

Mains services including water, drainage, gas and electricity and connected. Heating systems can be provided to suit occupier requirements.

Terms

The units are available on new leases on terms to be agreed. Typically, leases will be for a minimum term of 5 years with options to renew or extend by negotiation.

An estate service charge is to be implemented to cover the costs of maintaining external, communal areas and building insurance, which will be managed by the Landlord.

Units are capable of being combined to form larger units and a flexible internal layout is possible on a bespoke basis by negotiation.

Rates

To be assessed.

VAT

VAT will be payable on the rental.

Planning

Planning consent exists for B1, B2 & B8 use classes.



Floor Areas

Unit 1	Ground Floor Offices	2,422 sq ft	225 sq m
	First Floor Offices	2,422 sq ft	225 sq m
Units 2 - 10	Ground Floor	1,927 sq ft	179 sq m
	First Floor Storage	592 sq ft	55 sq m
	First Floor Offices	300 sq ft	28 sq m

Units can be combined to form larger single units if required.

Rents

On application.



For further details please
contact sole agent

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