

UNIT 7A PANT INDUSTRIAL ESTATE, MERTHYR TYDFIL CF48 2SR



Unit 7a, Pant Industrial Estate MERTHYR TYDFIL CF48 2SR

COMMERCIAL office and workshop unit with yard available **TO LET**

Total gross internal area - approximately **86.82 sq m (984 sq ft)** plus yard of approximately **226 sq m**

Potential for a range of commercial uses (subject to planning)

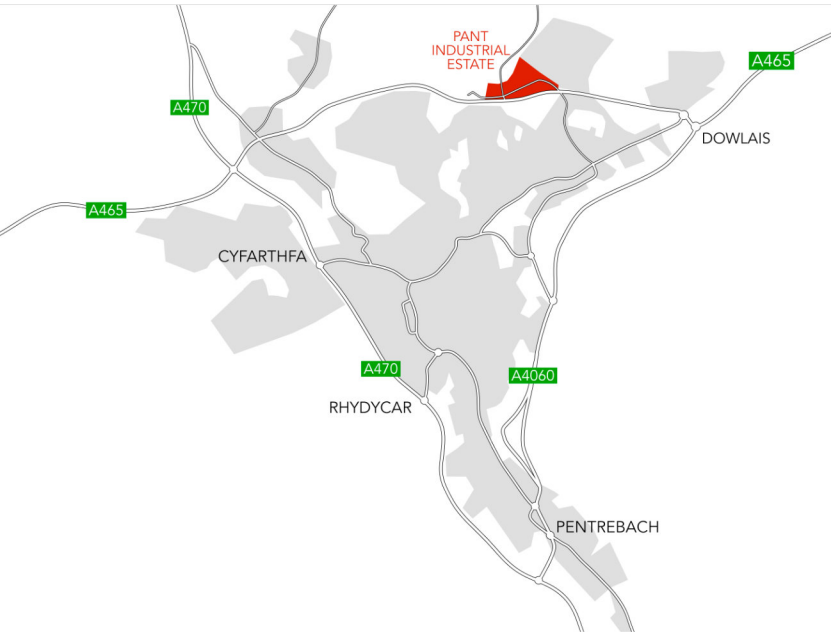
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LOCATION

Pant Industrial Estate is a popular commercial and trade location to the north of Merthyr Tydfil town centre with access off the A465 Heads of the Valleys Road. Cardiff is about 26 miles to the south via the A470 and Abergavenny 17 miles to the east.

Other occupiers in the immediate area include Plumb Center, ATS, City Plumbing Supplies, Robert Price Builders Merchants, Jasonic Builders Merchants, Screwfix, Tool Centre, and Howdens.

The property is located directly on the main estate road in a prominent and highly visible location directly to the rear of Greggs.



DESCRIPTION

A semi-detached office / workshop unit of traditional masonry construction with rendered elevations under a pitched roof clad with profile steel sheeting.

Electrically operated roller shutter door to workshop. 3 metres to eaves.

There is a fitted kitchen area and wc.

SERVICES

We have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

We understand mains electricity, water and mains drainage are connected.

Heating is provided by underfloor heating powered by an electric boiler.

FLOOR AREAS

The building has a gross internal floor area of approximately **984 sq ft (86.82 sq m)** including offices of 52.44 sq m and workshop of 28.11 sq m

Externally, there is a useful compound / yard area of approximately 226 sq m.

BUSINESS RATES

The property has a Rateable Value of **£5,700** in the 2023 Rating List (local authority reference - 240010000255082035). Qualifying tenants may be eligible for small business rates relief. Prospective tenants should verify with the local billing authority.

TERMS

Available by way of a new lease at a rental of £8,600 per annum.

VAT

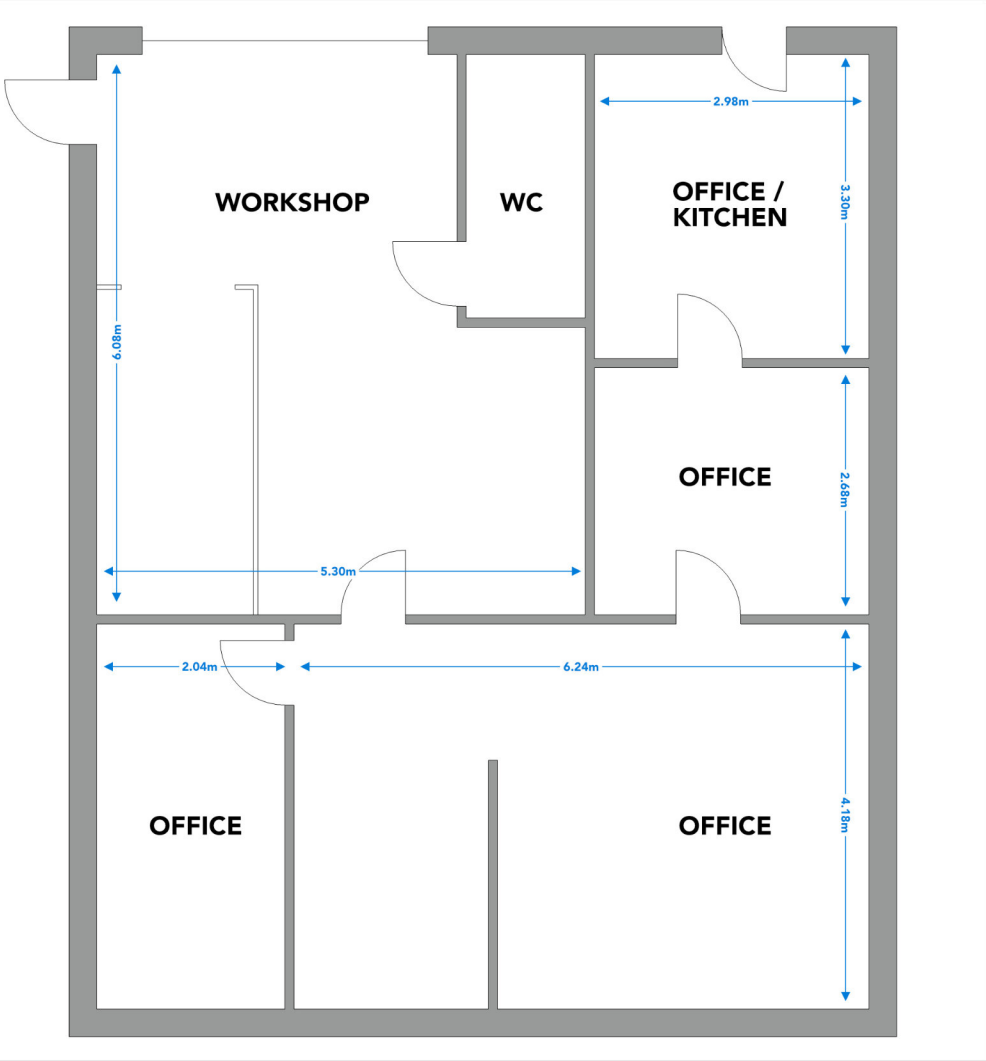
No VAT is payable on the rent.

EPC

The full certificate and recommendations can be provided on request.



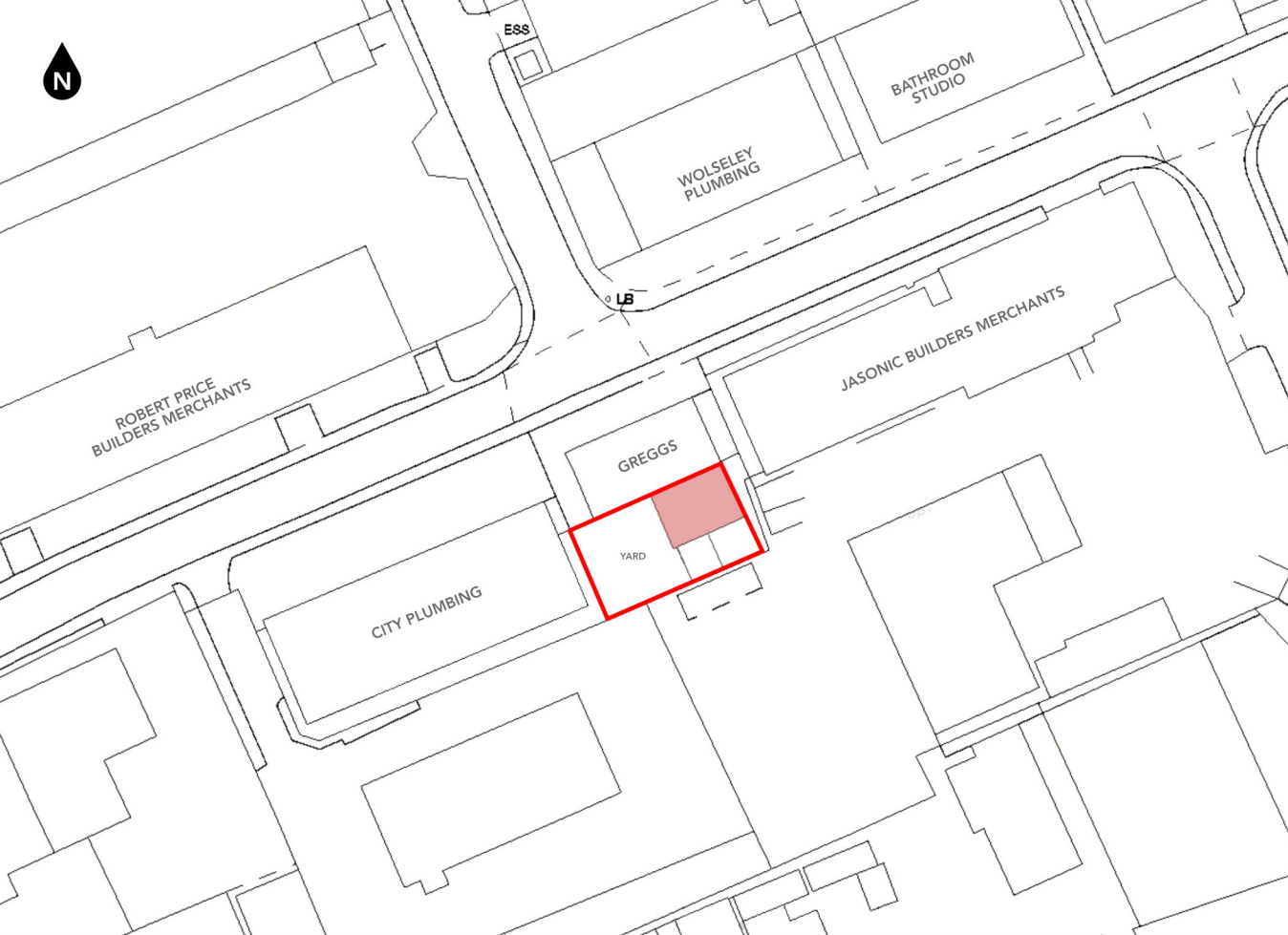
FLOOR LAYOUT PLANS



GROUND FLOOR

FLOOR PLANS FOR ILLUSTRATION PURPOSES ONLY - DIMENSIONS QUOTED ARE APPROXIMATE AND INTERESTED PARTIES SHOULD RELY ON THEIR OWN SURVEY





SITE PLAN FOR ILLUSTRATION PURPOSES ONLY

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