

TO LET



**BNP PARIBAS
REAL ESTATE**

23,198 sq. ft.

Units J2-J4, Coedcae Lane Industrial Estate, Coedcae Lane,
Pontyclun, CF72 9HG



SUMMARY

- ✓ Terraced industrial units with secure yard to the rear
- ✓ 5 level access loading doors
- ✓ Excellent access to J34 of the M4 motorway
- ✓ 28m yard depth
- ✓ Ground floor office accommodation
- ✓ Ample parking

LOCATION



Units J2-J4 are situated on Coedcae Lane Industrial Estate, which falls between Pontyclun and Talbot Green in an established industrial area.

The estate provides quick access to the A473 which connects to Llanharan in the West and Talbot Green / Llantrisant in the East as well as the A4119. The A4119 provides excellent access to J34 of the M4 motorway, approximately midway between Cardiff and Bridgend.

DESCRIPTION

Configured over 3 units originally, the building comprises brick / blockwork elevations and a steel portal frame underneath a pitched, insulated roof with 10% translucent roof lights.

Internally the warehouse has 5 level electric loading doors, painted walls, painted concrete flooring and sodium box lighting. A gas blower heater with associated circulators are situated in the warehouse.

The office accommodation incorporates carpeted floors, a suspended ceiling with recessed lighting, painted walls and gas central heating. There are WC facilities connecting to the office accommodation.

Externally, the unit benefits from a secure, tarmac yard with perimeter steel palisade fencing and 28m depth. There is car parking for 20 vehicles.

We understand the property benefits from a mains gas connection, 3 phase electrical power, mains water and drainage connection.

SPECIFICATION

- Terraced units with secure yard to the rear
- Steel portal frame construction
- 5 level access loading doors
- 3 phase electricity
- Ground floor office accommodation
- Ample car parking
- Gas blower heaters
- Palisade fencing along the perimeter

PLANNING

We understand the property has planning consent for any use within B1c, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property provides a GIA;

Description	Sq. M	Sq. Ft
WAREHOUSE	1891.23	20,357
GF OFFICE / AMENITY	263.93	2,841
TOTAL	2,155	23,198

RATES

The property is listed Warehouse and Premises, with a rateable value of £83,500. For rates payable please contact the marketing agents or Rhondda Cynon Taf County Borough Council.

LEGAL COSTS

Each party to bear their own costs incurred in this transaction.

EPC

C 63 (Expires November 2023).

VAT

All figures are exclusive of VAT.



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TERMS

The property is available by way of a sublease or assignment of the existing lease, expiring 14th March 2027.

The passing rent is £122,750 per annum exclusive.

CONTACTS

For more information and to arrange a viewing please contact:

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