



TO LET

31A Pant Industrial Estate

Merthyr Tydfil, CF48 2SR

Trade Counter / Retail Unit – 1,199 sq ft net approx.



Location

The property is located on the well established Pant Industrial Estate directly adjacent to the new Heads of the Valleys junction creating further prominence for the estate. The A465 Heads of the Valleys road is the main arterial route servicing the northern heads of the South Wales Valleys. The A465 joins the A470 dual carriageway two miles west of Pant Industrial Estate, providing direct connectivity to Cardiff and the M4 Motorway at Junction 32.

Nearby occupiers include Screwfix, Toolstation, Motorcare and Links Electrical.



M4



20 miles south

A470



2 miles west

Cardiff



23 miles

Railway station



3 miles

Promap
LANDMARK INFORMATION

Ordnance Survey © Crown Copyright 2023. All Rights Reserved.
Licence number: 10002432
Plotted Scale - 1:30000. Paper Size - A4

Accommodation

Description

The property is constructed of a steel portal clad frame with part brick and clad elevations, a pitched roof incorporating translucent roof panels and a concrete floor overlaid with carpet tiles. The property benefits from a LED lighting, a roller shutter securing the access door, a ceiling mounted electric heater and WC facilities.

Parking

The accommodation has a total of two dedicated car parking spaces with further spaces available for customer car parking.

Services

We are advised that all main services are connected to the premises. We confirm that 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.

Area	Sq ft	Sq m
Ground floor	1,199	111.39
TOTAL	1,199	111.39

Heating



Onsite parking



LED lighting



Roadside prominence



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for its current use but any occupier should make their own enquiries to the Planning Department of Merthyr Tydfil Council. Tel: 01685 725000 or www.merthyr.gov.uk

Business Rates

The Rateable Value has been assessed at £6,700 as at April 2023 making rates payable approx. £3,584.50.

Interested parties should make their own enquiries to Merthyr Tydfil Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The property is offered to let for £14,950 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/AK/98669

Date: October 2023

Subject to Contract



Owen Young

029 2038 1996

07974 186 482

oyoung@alderking.com



Alex Kaine

029 2039 1468

07990 891 010

akaine@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

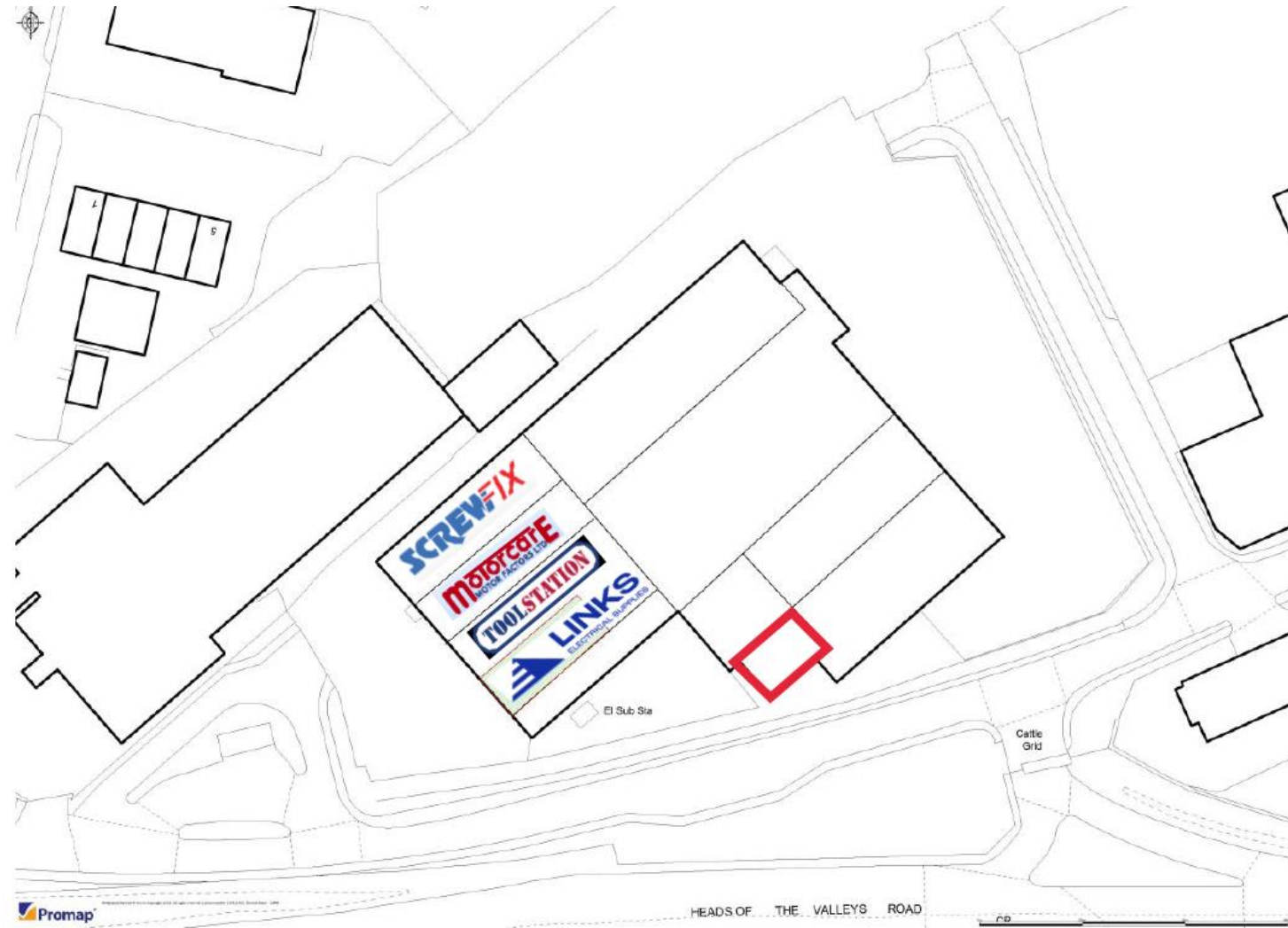
3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

alder king

PROPERTY CONSULTANTS





Indicative red line only