

TO LET

UNIT K1 COED CAE LANE INDUSTRIAL ESTATE, PONTYCLUN, RCT., CF72 9HG

End Terrace Industrial Unit + Yard

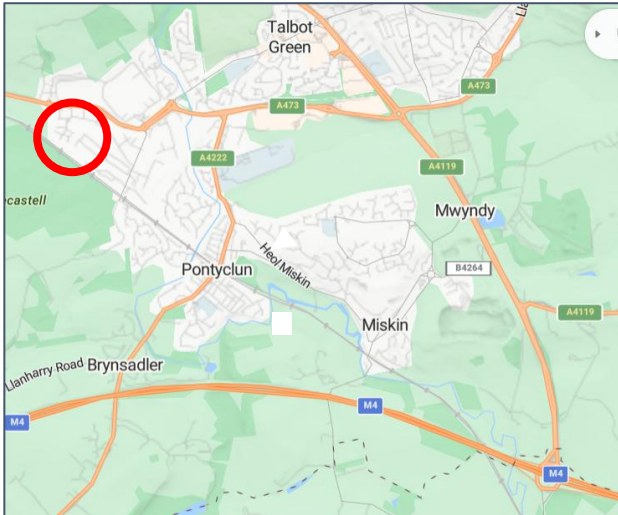


- Unit Of 5,697 Sq.Ft. (529 Sq.M.)
- *Plus Additional First Floor Mezz. Storage Of 1,373 Sq.Ft. (127 Sq.M.)*
- Within Secure Shared Yard
- Popular Business Estate C. 3 Miles From J.34 M4

Location (CF72 9HG)

The property is located on the Coed Cae Lane Industrial Estate, a popular business estate in the Pontyclun/Llantrisant area of RCT. The estate is c. 3 miles north of J. 34 of the M4 via the A4119 dual-carriageway to Llantrisant. The estate is just off the main A473 headed towards Bridgend.

Other occupiers in the vicinity include Screwfix, Travis Perkins, Howdens, Greggs and Toolstation. The location of the estate is shown on the plan below.



Description

Unit K1 comprises a workshop within a terrace of 3. Well located it also benefits from the following:

- Steel portal framed unit;
- Brick/cladding external elevations;
- Workshop with concrete slab floor;
- Min. eaves height 5.00m.;
- Rear loading door 5.60m.(w) x 4.60m. (h);
- Additional office & ancillary accommodation;
- Additional mezzanine storage
- Within secure wall site with shared rear yard.

Accommodation (Gross Internal Area)

TOTAL GIA	529	5,697
<i>Inc.:</i>		
Workshop/warehouse	455	4,901
Offices/ancillary	74	796
Plus additional mezzanine storage	128	1,373

Mains Services

The property benefits from the provision of three phase electricity, mains water, and drainage.

Energy Performance Certificate (EPC)

103 – Band E.

Business Rates (2023)

Warehouse & Premises	-	£34,500 (2023)
Rates Payable (2024/25)	-	£19,389 pa.

User

The property is suitable for B1, B2, and B8 uses.

Terms

The property is available on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

Rental offers invited in region of **£32,000 pa.**



Business Support

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales

The Business Development Team at **Rhondda Cynon Taff County Borough Council** on **01443 495 169** & customerservices@rctcbc.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

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



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

Dan Jones
Mobile: 07949 375426
daniel.jones@harrisbirt.co.uk

SUBJECT TO CONTRACT

JANUARY 2025

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