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Image taken June 2014

Penallta Industrial Estate, Hengoed, CF82 7SW

To Let

Industrial / Warehouse

- Units C to E available individually or combined
- From 496 sq m (5,339 sq ft) to 1,640 sq m (17,619 sq ft)
- Two storey office accommodation in each unit
- Units C & D benefit from a securely fenced compound to the front
- Unit C benefits from 8.7m height and full length gantry crane

029 2049 2492

Emperor House, Scott Harbour, Pierhead Street, Cardiff, CF10 4PH
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Location

Penallta Industrial Estate is located 1 mile north of Ystrad Mynach and is accessed via the A472. The estate is situated approximately 2 miles to the south east of the Abercynon roundabout which joins the A470 and provides direct access to Junction 30 to the M4 motorway, some 11 miles to the south.



Description

The units form part of a larger industrial facility that has been sub-divided to provide a number of self contained units with two storey offices.

Unit C has a full clear height of 8.7 metres with gantry crane running the length of the building. Level access loading to front elevation and tailgate loading to rear.

Unit D benefits from a minimum height of 5.4m rising to 9m and one level access roller shutter. In addition is a mezzanine floor providing first floor storage space.

Unit E benefits from a minimum height of 5.4m rising to 9m and one level access roller shutter

Services

All main services including 3 phase electricity and gas are available to the units.

Accommodation (Gross Internal Area)

Unit	sq m	sq ft	EPC Rating
C	1,640	17,619	
D	499	5,371	
E	496	5,339	

Energy Performance Certificates

Certificates available on request

Service Charge

Service charge is payable for the maintenance of common areas of the estate.

Terms

Available on a new lease for a term of years to be agreed.

Rent

On Application

Rating

The units are to be individually assessed for business rates.

Interested parties are advised to make their own enquiries direct with the Business Rates department at the Local Authority.

VAT

VAT is applicable on cost.

Viewing

Please contact sole agents:

Knight Frank

Neil Francis 029 2049 2492

Or the landlord direct:

Kane Attay 07968 570001

June 2014

Important Notice

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