

Duffryn Business Park

Alder Avenue, Ystrad Mynach,
Wales CF82 7TW

Detached industrial / production unit
Available to let | 148,878 sq ft





Detached industrial / production unit

The property comprises a 148,878 sq ft detached industrial / production unit situated on a self-contained site, fronting Alder Avenue, at Duffryn Business Park.

The building is of portal frame construction under a pitched roof, with profiled steel cladding to the side elevations. Vehicular loading is via a total of 6 level access loading doors. The primary production area offers a 5 m truss roof with the main offices, to the front of the site, comprising a mix of open plan and cellular configuration.

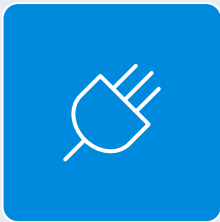
The property further benefits from a detached plant room and amenity facilities including kitchen and WCs.

Externally, there is a dedicated car parking area to the front of the building, with additional yard / loading area to both the eastern and western elevations.

The estate is a well established business location, with occupiers in the immediate vicinity including Biotage GB, TWT Logistics, Biffa and Transcend Packaging.

Detached industrial / production unit

148,878 sq ft



Three-phase
power



Situated on
7.5 acres



Separate car
parking and
loading areas



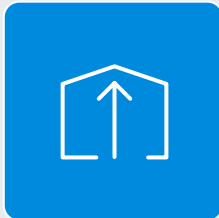
Self contained
site



Additional car
parking / yard



WC facilities



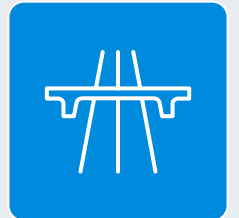
5m truss roof



Detached
plant room



6 level access
loading doors



8.5 miles north of
M4 (Junction 32)

Site plan & accommodation

Unit	Area (sq ft)	Area (sq m)
Main Production Area	79,558	7,391
Production offices	8,281	769
Office Link	918	85
GF Offices	10,249	952
Rear Warehouse	47,976	4,457
Plant Room	1,895	176
Total	148,878	13,830

The property has been measured on a gross internal area basis in accordance with the Code of Measuring Practice (6th edition).



Location



Situated within the well established Duffryn Business Park, the property is approximately 1 mile south of Ystrad Mynach and is approximately 4 miles from Caerphilly town centre. It is located approximately 13 miles north of Cardiff City Centre and 10 miles east of Pontypridd.



The estate is accessed just off Alder Avenue which is off the roundabout from the A469. Access from Cardiff and Junction 32 of the M4 (which is approximately 7 miles to the south) is via the A470 trunk road linking with the A468 and A469 dual carriageways.

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Book a viewing

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Further information:

Quoting Rental

£408,463 per annum.

VAT

VAT will be payable on the purchase price

EPC

EPC rating of C (63). Certificate available upon request.

Rateable Value

Factory and premises - £300,000 (2017 List)
Current Business Rates payable are £160,500 per annum.

Services

The property benefits from three-phase electricity, mains gas and drainage. Occupiers are advised to undertake own investigations to confirm the connectivity, capacity and condition are suitable.

Anti-Money Laundering Regulations

The incoming tenant will be required to provide the usual information to satisfy Anti Money Laundering requirements when Heads of Terms are agreed.

Terms

The unit is available on a new FRI lease for a term to be agreed.

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