



SATELLITE INDUSTRIAL ESTATE

Brand new trade / warehouse

Available to let

15,000 – 32,000 sq ft

Neachells Lane,
WV11 3QG

BTS trade counter 15,000 sqft planning approved
32,000 sqft subject to further planning on 1.8 acres.





Brand new trade / warehouse

The site current has planning permission for 15,000 sqft trade counter warehouse and additional 6,000 sqft mezzanine. The site could accommodate a unit up to 32,000 sqft, assuming 40% site coverage on 1.8 acres.

The site is proposed to see the development of a new industrial warehouse/trade facility with planning secured for a Builders Merchants/trade depot. The asset includes a large yard with prime road frontage near to Bentley Bridge Retail Park. Fit out packages available subject to terms to include ESG enhancements, warehouse lighting and mezzanine floor accommodation.

Alternatively, amendments to the planning to provide larger units or bespoke arrangements are possible subject to terms and planning.



New build
trade /
warehouse



Bespoke build
available



Expected EPC A



Fenced and
gated site



Excellent local
road
and motorway



Extensive
concrete yard

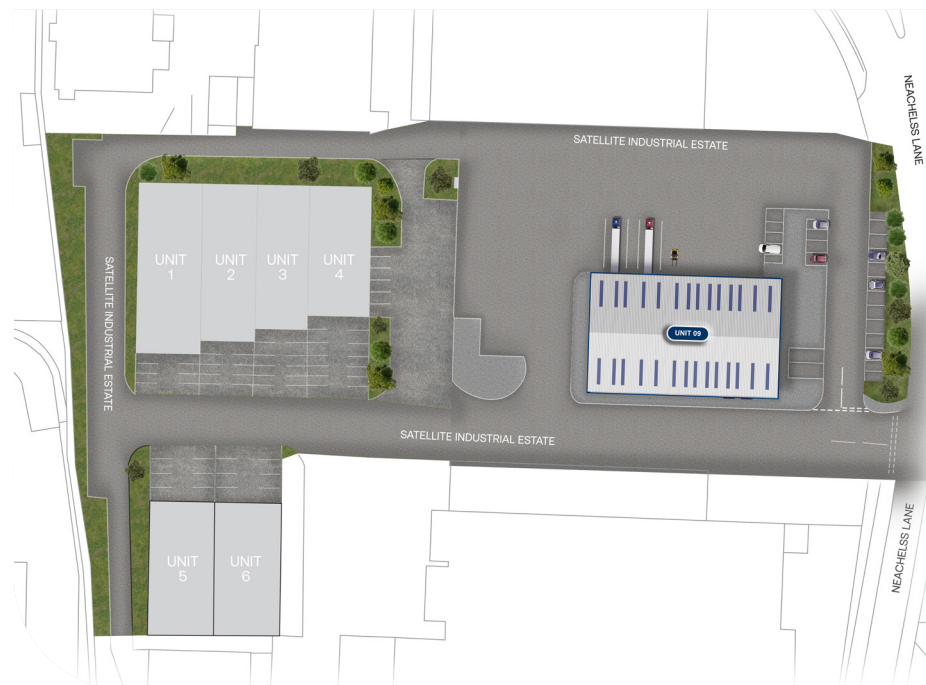


32,000 sq ft

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Neachells Lane,
WV11 3QG

Satellite Industrial Estate	Area (sq ft)	Availability
Unit 9 Warehouse	15,000	Immediately
Unit 9 Warehouse	17,000	Immediately
Total	32,000	



Book a viewing



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Further information:

EPC:
Expected EPC A.

Terms
Offices available on a new FRI lease for a term of years to be agreed. Flexible lease terms are available.

VAT
VAT will be payable where applicable.

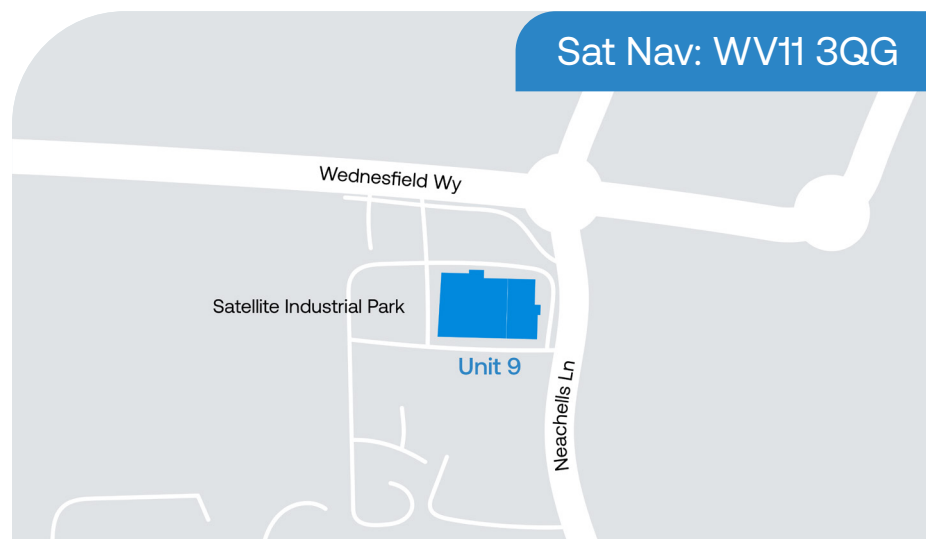
Rateable Value
Interested parties are advised to make their own enquiries to Rhondda Cynon Taf County Borough Council to determine the rates payable attributed.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

Anti - Money Laundering
In order to discharge its legal obligations, including under applicable anti money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

Sat Nav: WV11 3QG



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