



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

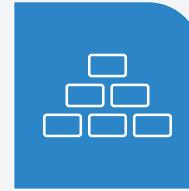
The site current has planning permission for 15,000 sqft trade counter warehouse and additional 6,000 sqft mezzanine. The site could accommodate a unit up to 32,000 sqft, assuming 40% site coverage on 1.8 acres.

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

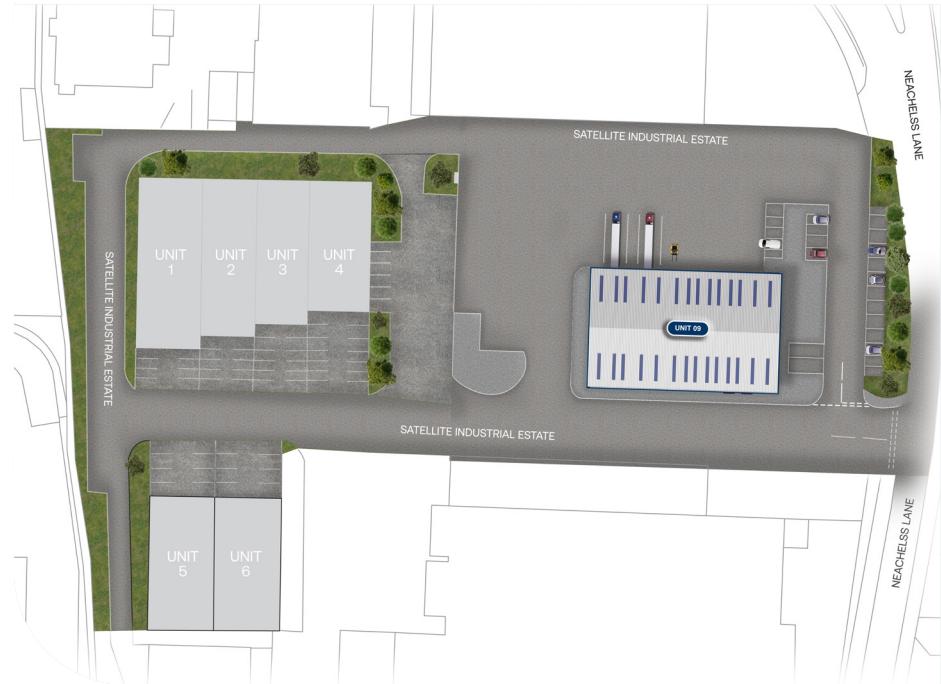


SATELLITE INDUSTRIAL ESTATE

Brand new trade / warehouse
Available to let
32,000 sq ft

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



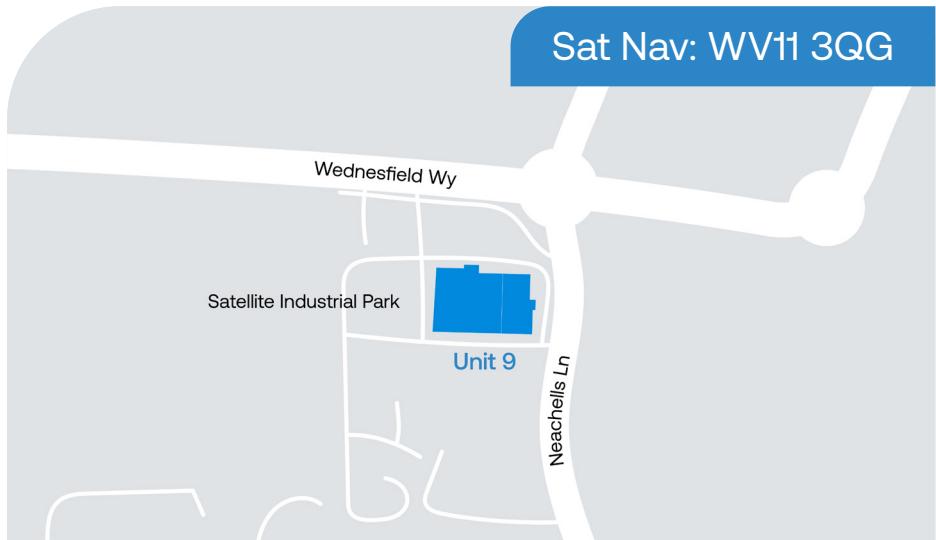
Richard Sidaway
T: 0121 368 1760
midlands@mileway.com



Rod Spiby
T: +44 (0)19 0271 3333
rod.spiby@bulleys.co.uk



Neil Slade
T: 0121 455 9455
neil.slade@harris lamb.com



Further information:

EPC:
Expected EPC A.

Terms

Offices available on a new FRI lease for a term 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.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.