



Freehold

DRAFT DETAILS

Phileas House, Llantrisant Business Park, Llantrisant, Pontyclun, Wales, CF72 8LF

**Warehouse / Industrial Unit
250,110 sq ft (23,236 sq m)**



- **6.71m eaves**
- **Two storey office block**
- **Large yard with gatehouse**
- **Good access to J34 of the M4 via the A4119**

Location

The property is situated on the established Llantrisant Business Park, about a mile north of Llantrisant. It is easily accessed from Junction 34 of the M4, via the A4119. Pontyclun train station is situated approx. 4 miles south, and can be accessed via a short bus ride. Pontyclun provides a direct train service to Cardiff Central with a journey time of approx. 15 minutes.

Description

The warehouse is built of steel frame construction with a combination of block work and profile steel sheet cladding to the upper elevations, along with roof panels which incorporate translucent roof lights. The warehouse is split, with access through a full height roller shutter door and an eaves height of 6.71m. The warehouse benefits from 8 level access doors and 3 dock level loading doors.

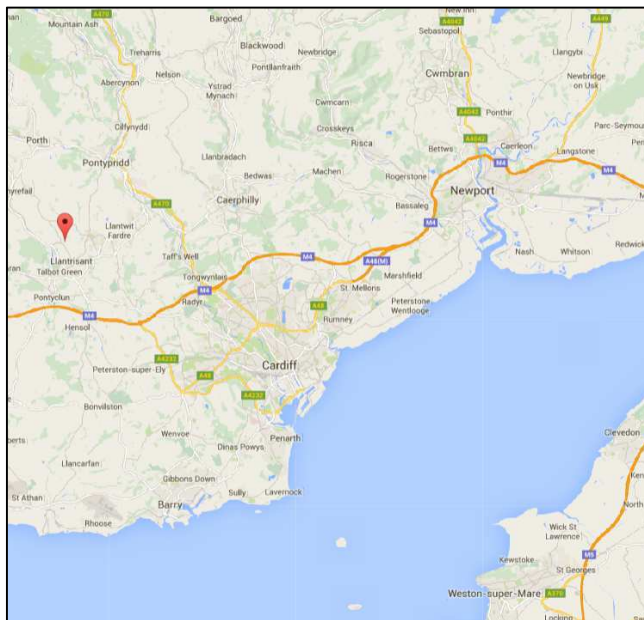
There is a two storey separate office block accessible from the warehouse and the car park to the north of the unit. The offices benefit from air-conditioning, suspended ceilings, Cat 2 lighting and solar panels. There is a substantial yard area to front which accommodates a private gatehouse and weigh bridge, a rear access road and a large staff car park (200 spaces).

Approximate Floor Areas

| Description | Sq. Metres | Sq. Feet |
|---------------------------------|---------------|----------------|
| Bay 1 Warehouse | 13,262 | 142,751 |
| Bay 2 Warehouse | 9,184 | 98,856 |
| Office Block (ground and first) | 790 | 8,503 |
| Total: | 23,236 | 250,110 |

Price

On application



Energy Performance Certificate

TBC

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

At the time of going to print, the rateable value of the property is £720,000. Prospective tenants should make their own enquiries with Rhondda Cynon Taff County Borough Council to verify the current rates payable.

Viewing

For further information please contact the sole agents
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SUBJECT TO CONTRACT (September 2015)