



**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.

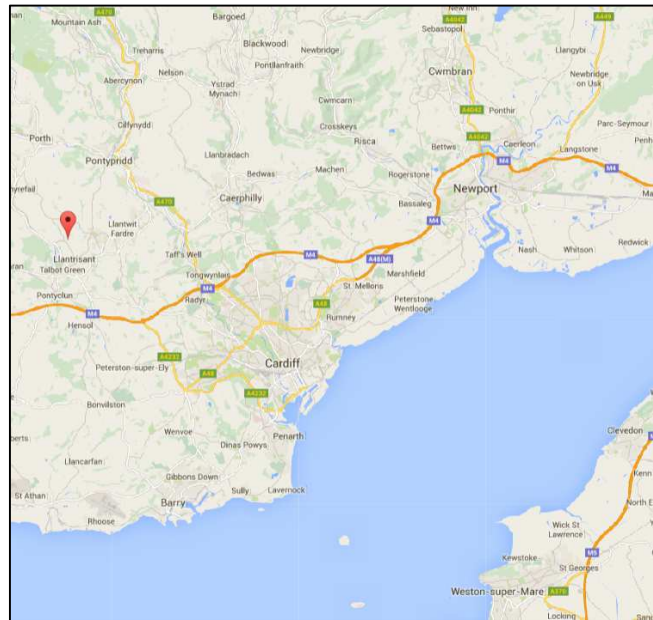
There is a two storey separate office block accessible from the warehouse and the car park to the north of the unit. The offices benefit from air-conditioning, suspended ceilings, Cat 2 lighting and solar panels. There is a substantial yard area to front which accommodates a private gatehouse and weigh 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
<b>Total:</b>	<b>23,236</b>	<b>250,110</b>

## 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  
**BNP Paribas Real Estate:**

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**SUBJECT TO CONTRACT (September 2015)**