



alder king

PROPERTY CONSULTANTS

TO LET

Unit 5 Triangle Business Park

Pentrebach, Merthyr Tydfil, CF48 4TQ

Ground and First Floor Offices – from approx. 94 sq ft to 14,469 sq ft

Location

Triangle Business Park is strategically positioned at the gateway to Merthyr Tydfil approximately 1.5 miles south of the town centre. The area benefits from excellent road access and links via the A470 dual carriageway and the new A465 Heads of the Valleys Road. In the immediate vicinity are a range of amenities including a Premier Inn hotel, Greggs, a Co-operative supermarket and Merthyr Retail Park.

The property benefits from excellent transport links including the X4 bus service, Merthyr Tydfil to Cardiff, and Pentrebach train station located only 100 meters and 500 meters away respectively.

A470



1 mile south

M4



17 miles south

**Town
Centre**



1.5 miles

**Bus Stop
(X4)**



100 meters



Accommodation

Description

The property comprises good quality, naturally ventilated office accommodation with the following attributes:

- Fully carpeted.
- Suspended ceilings with LED lighting.
- Perimeter trunking.
- Wall mounted radiators.
- A number of kitchen and kitchenettes.
- Meeting rooms.
- Partial comfort cooling.
- Shower facilities.

Availability is flexible and can start from 1-2 person suites.

Bicycle Parking



Suspended ceilings



Comfort cooling



Shower facilities



LED lighting



Kitchenettes



WC facilities



Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The service charge is included in the rent.

Parking

The accommodation has a total of 78 on site car parking spaces including 5 disabled spaces.

Area	Sq ft	Sq m
Ground Floor	3,707	344.4
First Floor	10,762	999.8
TOTAL	14,469	1,344.2

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Merthyr Tydfil County Borough Council:
Tel: 01685 725000 or <https://www.merthyr.gov.uk/>

Business Rates

Interested parties should make their own enquiries to Merthyr Tydfil County Borough Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on new lease terms to be negotiated.

Rent

The property is offered to let at an all inclusive rate of £12.50 per sq ft per annum and includes rent, service charge and utilities.

Legal Costs

Each party is to be responsible for their own legal costs.

References

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

18 Park Place
Cardiff
CF10 3DQ

www.alderking.com

AK Ref: OY/97871

Date: Feb 2023

Subject to Contract



Owen Young

029 2038 1996

07974 186 482

oyoung@alderking.com

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.

Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.

A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.



