

FOR SALE

DEVELOPMENT SITE
Cwm Cynon Business Park
Mountain Ash
Rhondda Cynon Taff
CF45 4ER

WELL LOCATED DEVELOPMENT SITE

- Adjacent to A4059, close proximity to A470
- 10 miles north of J32 M4 Motorway
- 8 miles south of A465
- Abercynon Park & Ride 3 miles to the south
- Regular shaped site

2.73 acres (1.1.hectares)



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Location:

The site is located at Cwm Cynon Business Park which lies approximately 3 miles to the north of the A470 dual carriageway - adjacent to the A4069. The Park benefits from excellent road access - Junction 32 of the M4 is 10 miles to the south. Merthyr Tydfil and the A465 (Heads of the Valleys Road) are approximately 8 miles to the north.

Cwm Cynon Business Park is an established industrial, distribution and office location - occupiers in the area include Rocialle, Flexicare Medical Supplies, & Lux.

Description:

The site comprises a level undeveloped parcel of land; Total site area approximately 2.73 acres (1.1 hectares)

We are informed that all main services including electric, gas, water and telecoms are located in close proximity (Not connected / present on site).

Ground Conditions - summary information available however applicants to make their own enquiries / investigations.

Cwm Cynon Business Park is an established location for B1, B2 and B8 uses (Use Class Order 1987). Subject to planning - the site has potential for development - new build or other potential uses including open storage.

Applicants to make the own enquiries to Rhondda Cynon Taff County Council.

Tenure:
Freehold

Price:
£300,000 (Exclusive).
VAT Payable in addition.

Legal Costs:
Each party will be responsible for their own legal costs.

Further Information:
For further information please contact the sole agents, contact details below;

Viewing:
Strictly by appointment through the sole agents;

Contact:
Henry Best MRICS **Anthony Jenkins MRICS**
henry@jenkinsbest.com anthony@jenkinsbest.com
M: 07738 960012 **M: 07768 233919**



Subject to Contract August 2017

