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Caution
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Please do not use all day
overnight equipment

FOR SALE / TO LET

Unit 8 Pant Industrial Estate

Dowlais, Pant, Merthyr Tydfil, CF48 2SR

Industrial Unit with Yard and Car Parking – Approx. 4,189 sq ft GIA (Plus 1,281 sq ft Mezzanine)

Location

Pant Industrial Estate is located in Dowlais, Merthyr Tydfil, South Wales, just north of Merthyr Tydfil town centre. It sits close to the edge of the Brecon Beacons and is a well-established industrial and trade area, home to a range of commercial, manufacturing, and trade counter businesses. Its location makes it a key employment site within the area.

The estate benefits from excellent road connectivity provided by the newly constructed A465 Heads of the Valleys Road which provides fast east-west travel across the South Wales Valleys. The A470 is also situated nearby, offering direct connections south to Cardiff and the M4, and north towards mid/north-Wales.

Current occupiers at Pant Industrial Estate include Howdens, Magnet Kitchens, Greggs, Jasonic Builders Merchants.

A470



< 3 miles west

A465



< 1 mile south

Merthyr Tydfil

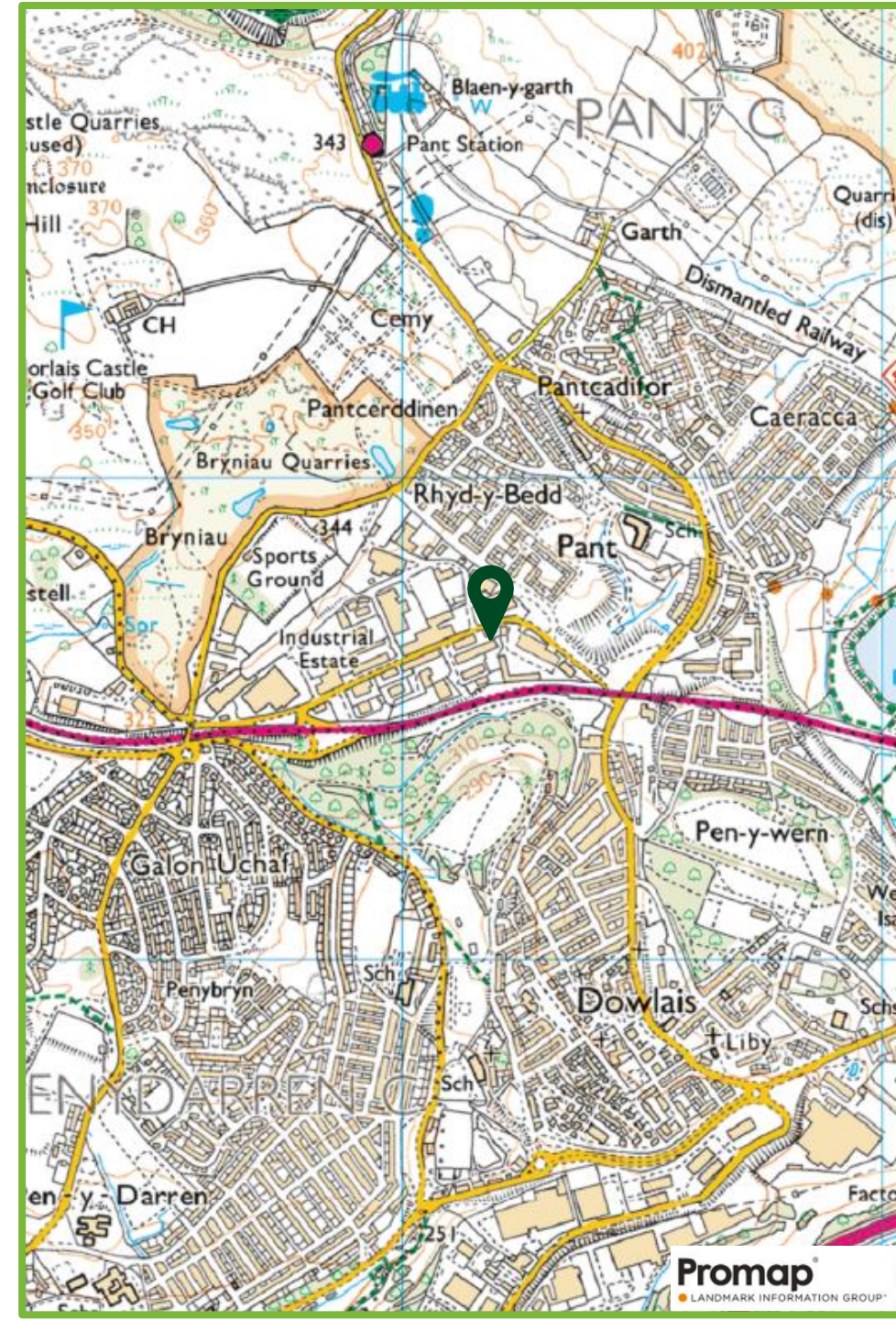


< 3 miles

Aberdare



< 8 miles



Accommodation

Description

The property comprises a detached steel-framed industrial unit, with concrete block elevations to the lower level and insulated steel cladding above.

The unit benefits from a first-floor storage mezzanine provision accessed by stairs and currently provides male and female ground-floor WCs, as well as workshop and canteen facilities.

Parking

Car parking area to front of property.

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.

Salient points as follows:

- Yard (currently used for storage) to the right elevation.
- Generous office ancillary accommodation.
- Concrete floor.
- LED lighting.
- Roller shutter door (2.1m height, 3.4m width).
- Eaves height 3.9m (5.48m at apex).

Service Charge

We are checking if an Estate service charge for the building is implemented to cover maintenance of the access road.

Area	sq ft	sq m
Unit 8	4,189	389.17
1 st floor mezzanine	1,281	119.01
TOTAL	5,470	508.18

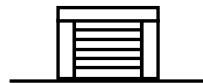
Industrial & Logistics



WC facilities



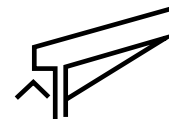
Roller shutter door



On-site parking



Minimum eaves height 3.9m



Office Space



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use. Any occupier should make their own enquiries to the Planning Department of Merthyr Tydfil County Borough Council. Tel: 01685 725000 or (www.merthyr.gov.uk).

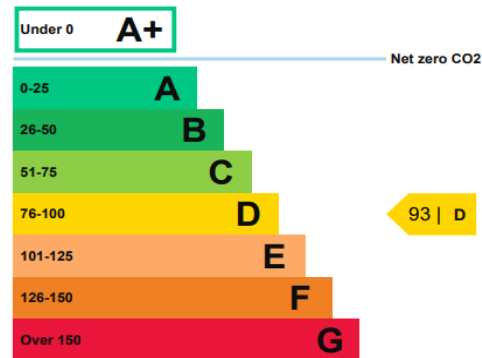
Business Rates

Interested parties should make their own enquiries to of 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).

Code for Leasing

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

Energy Performance Certificate



Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The unit is offered to let at £27,500 per annum (£6.56psf), exclusive of VAT. Sale price at £325,000.

Legal Costs

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

References/Rental Deposits (for leasehold only)

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/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: GD/102172 **Date:** January 2026 **Subject to Contract**



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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.

