

Lot 77

Vacant

Government Buildings, Castle Street, Merthyr Tydfil, Wales CF47 8AA

Freehold Vacant Office



Key Details

- Prominent town centre location
- Merthyr Tydfil Bus Station and St Tydfil Shopping Centre within 100 metres
- Office accommodation of 1,711 sq m (18,417 sq ft)
- 17 on-site car parking spaces

On Behalf of Mapeley  Mapeley

Location

Miles: 24 miles north of Cardiff city centre
17 miles west of Abergavenny
16 miles south of Brecon

Roads: A465, A470, A4060

Rail: Merthyr Tydfil Railway Station

Air: Cardiff City Airport

Situation

Merthyr Tydfil, just south of Brecon Beacons National Park, with a population of 60,000 is one of the main commercial towns in South Wales. The town benefits from good road communications, being located at the intersection of the A470, A4060 and A465 Head of the Valleys Road. The A465 connects Hereford to the east with Neath in the west. The M4 is 17 miles to the south. The property occupies a prominent location in the town centre on Castle Street at its junction with Glebeland Place, adjacent to a multi storey car park, opposite Merthyr Tydfil Magistrates Court and Castle Hotel. Merthyr Tydfil College is located 300 metres to the west.

Description

The property comprises a four storey office building with on-site car parking. The property benefits from a lift, perimeter trunking, suspended ceilings, central heating and 17 on-site car parking spaces.

Tenure

Freehold.

Planning

The property may benefit from conversion to residential use, subject to the necessary consents/permissions. Interested parties are referred to Merthyr Tydfil Council. www.merthyr.gov.uk

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	332 sq m (3,574 sq ft)	VACANT
First	Office	471 sq m (5,070 sq ft)	
Second	Office	471 sq m (5,070 sq ft)	
Third	Office	437 sq m (4,703 sq ft)	
Total		1,711 sq m (18,417 sq ft)	



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