

FOR SALE

97,372 sq ft / 9046.15 sq.m

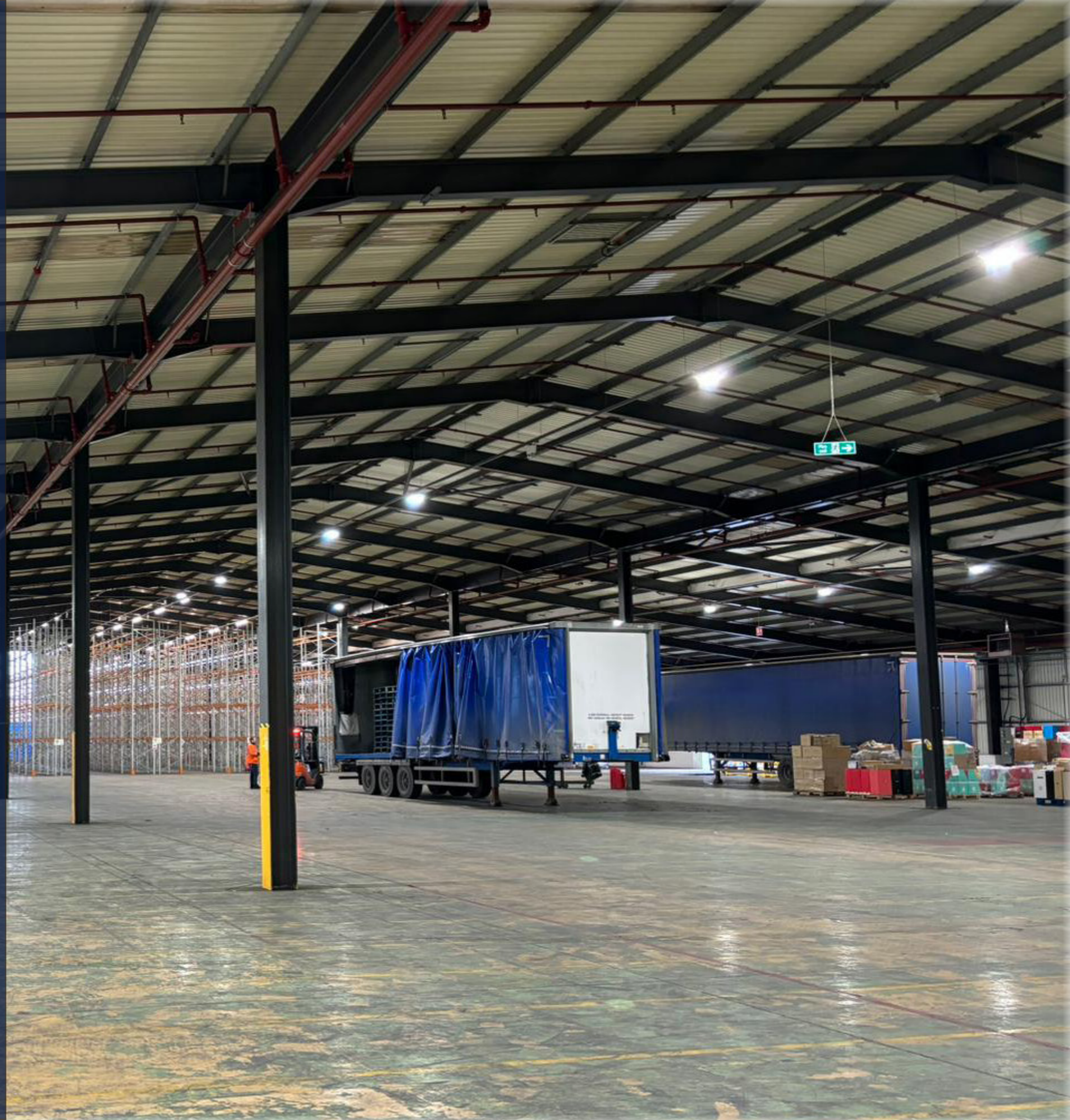
Well located Industrial / Manufacturing unit with expansion / Development Land

Unit 1 Hirwaun Industrial Estate,
Main Avenue, Aberdare,
Rhondda Cynon Taff,
CF44 9UP



SUMMARY

- Quality industrial/ manufacturing unit strategically located on Hirwaun Industrial Estate
- Excellent Road Connections
- Substantial yard and separate car parking
- Expansion land opportunity
- Clear Internal height 6m rising to 9.5m apex
- 7 level loading access doors Well located to benefit from infrastructure improvements to the Heads to Valleys Road
- 24 hour access 365 days of the year
- Ground and first floor offices and welfare facilities
- Secure site, gated with security office



LOCATION

The property is located on Hirwaun Industrial Estate, a well-established industrial district with good links across South Wales Road Network via the A465.

The Heads of the Valleys Road is undergoing significant improvement works which will further benefit the connectivity of the location in the coming years.

The site is located on Main Avenue and is surrounded by other commercial occupiers, such as Swantex and Loadlok. The opposite site is currently being developed for a new power station.

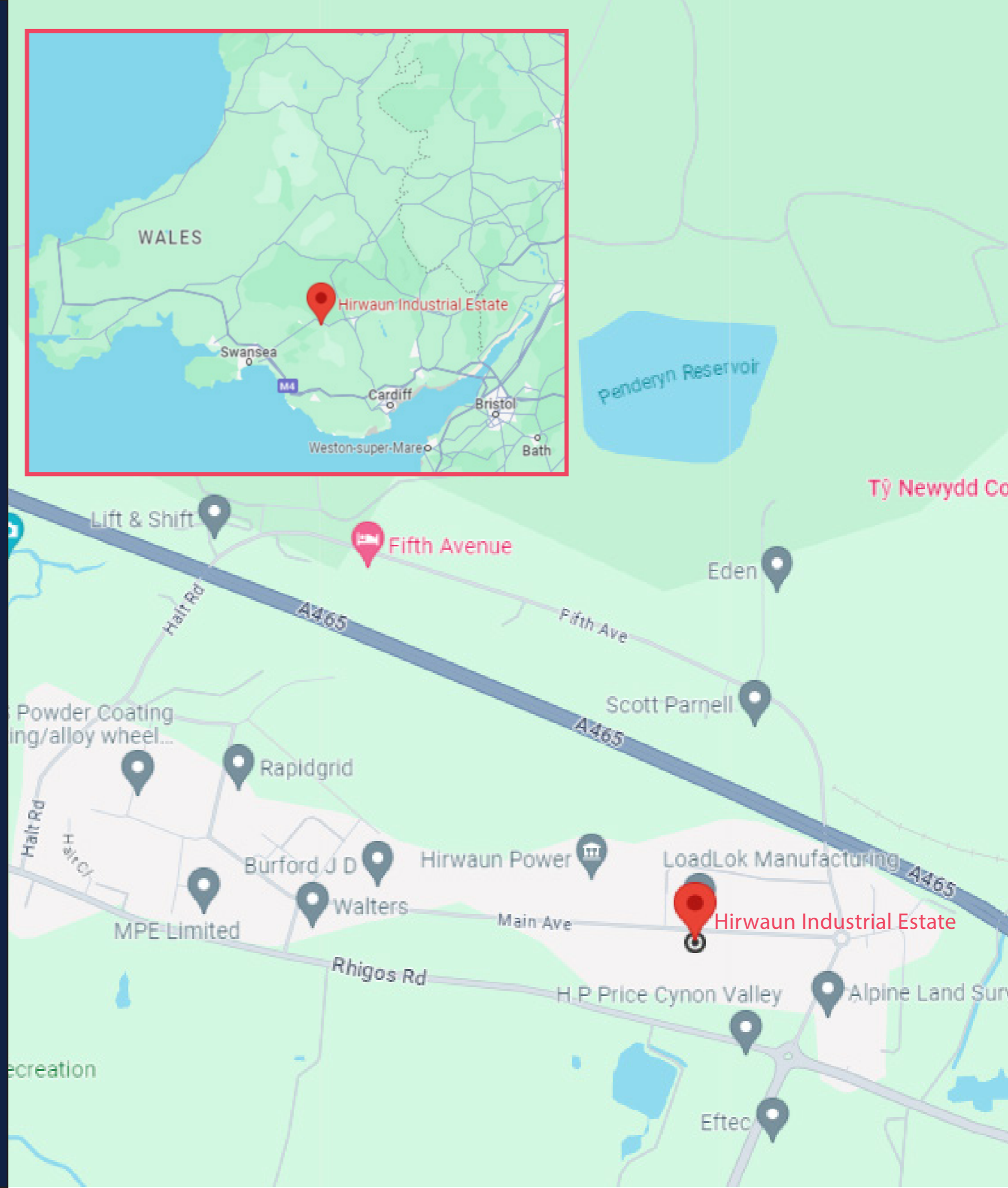
DESCRIPTION

The warehouse is portal frame structure, a mix of block work and profiled steel cladding to the walls, and profiled steel cladding and roof lights.

The warehouse has a clean access of 5.6m rising to an apex of 9.5m. The total site extends to c.16.16 acres and is accessed directly from the main estate road.

Access is provided by 7 level roller shutter doors opening onto the yard, 2 of these doors fall beneath a canopy at the front of the unit.

The office specification comprises suspended ceilings and recessed lighting, decorated plaster walls, carpet floor coverings and wall mounted power.



DETAILS

SUMMARY

Available Size	97,372 sq.ft
Tenure	Freehold
Rateable Value	To be assessed
Rates Payable	To be assessed
EPC Rating	D77

PRICE

£3,000,000

ACCOMMODATION

Total Area	Sq.m	Sq.ft
	9,046	97,372
Incorporating		
Mezzanine	308.46	3,320
1F Office	379.59	4,086
GF Office	379.59	4,086
Warehouse	7978.49	85,880
External Additional Space		
Canopy	55.5	597
Out building 1	39	420
Out building 2	153.6	1,653

DEVELOPMENTAL LAND

There is the potential for the vendor to offer the eastern part of the site as a separate plot. This area comprises a 6.15 acres plot which is semi surfaced and previously used as overflow car parking.

Alternatively this can be included within the overall unit sales subject to agreement.

Please contact the agents for additional information



PHOTOS



VAT

All figures given exclusively of VAT

SERVICES

All main services including 3 phase electricity and gas are connected to the building.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright will require any purchaser to provide proof of identity along with any other required documents.

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