

Unit 1b & Unit 2

Riverside Retail Park,
Aberdare
CF44 0AH

Unit 1B 4,880 sq.ft.

Unit 2 3,535 sq.ft.

Combined Unit 8,415 sq.ft

To Let



QUOTING RENT

£12.50 per sq.ft.

RATES

Upon Enquiry

TERMS

Each unit is available to let on the basis of a new lease, terms to be agreed.

PLANNING

Each unit benefits from A1 Use, although other uses will be considered, subject to the tenant securing the necessary planning permission

VAT

To be confirmed

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

SERVICE CHARGE

TBC

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.

AVAILABILITY

	Approx Gross Internal Area (sq.ft)	Approx Gross Internal Area (sq.m)
Unit 1b	4,880	453.36
Unit 2	3,535	328.41
COMBINED UNIT	8,415	781.77



EPC

Unit 1B B (35)

Unit 2 C (62)

AVAILABILITY

UNIT 1B – 4,880 sq ft (453.36 sq m)

UNIT 2 – 3,535 sq ft (328.41 sq m)

COMBINED UNIT – 8,415 sq ft (781.77 sq m)

VIEWINGS

Viewings to be arranged by appointment via joint sole letting agents Cooke & Arkwright and Azure Property Consultants.



CONTACT



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