

Commercial

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44-49 Cardiff St,
Aberdare, CF44 7DG
hrt.uk.com

To Let



44-49 Cardiff Street,
Aberdare, CF44 7DG

Annual Rental of **£17,500**



Location

For Sat Nav users: **CF44 7DG**

The property is prominently located on the Southern end of Cardiff Street, a principal shopping thoroughfare of Aberdare.

Aberdare is located in the Cynon Valley 20 miles North West of Cardiff. Aberdare had a population of 29,748 in the 2011 census.

Nearby occupiers include GGP Law, Argos and Peacocks.

Description

The property comprises of a purpose-built two-storey office building with the ground and first floor available to let. The property has a lift and extensive car parking.

The office has recently been refurbished with open-plan offices and private meeting rooms. The property has electric heated radiators and is fully carpeted throughout. There is a kitchen and male & female WCs.

There is a right to park 12 cars in the car park.

Accommodation

First Floor Office

	sq.m	sq.ft
Ground floor office	121.61	1,308
First Floor office	161.97	1,743
Total NIA	283.58	3,052

Please note all measurements are approximate and have been undertaken on a Net Internal Area (NIA)

Rent

£17,500 per annum.

Terms

A new full repairing and insuring lease for a term of years to be agreed.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Rateable Value/Council Tax

Interested parties are advised to make their own enquiries with the Rhondda Cynon Taff Council in order to verify.

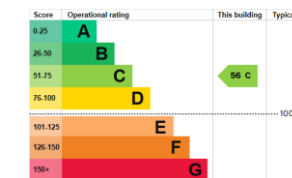
2025/2026 Rateable Value is £25,500 per annum.

The business multiplier for Wales 2025/2026 is 0.56 p in the pound.

EPC

EPC Rating - C.

The Energy Performance Certificate is available on request.



Viewing Arrangements

Strictly by appointment only through the sole letting agents.

Contact: Will Gamlin
Tel: 02922 671553
Email: williamgamlin@hrt.uk.com

Contact: Jeremy Rawlins
Tel: 07855 776752
Email: Jeremyrawlins@hrt.uk.com

Viewing strictly by
appointment through
Herbert R Thomas

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11-12 Jellicoe Court, Atlantic Wharf,
Cardiff, CF10 4AJ
02922 671555
sales@hrt.uk.com

hrt Est. 1926 **RICS**

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.