



480.59 – 951.79 sq m

(5,072 – 10,245 sq ft)

Property Highlights

- **Well located light industrial / trade counter units**
- **Occupiers on the estate include Screwfix**
- **Single level access loading via an up and over loading door**
- **Separate pedestrian entrance**

For more information, please contact:

Cushman & Wakefield

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TO LET – INDUSTRIAL UNITS

As a Whole or in Part

Units 27-28 Aberaman Park Industrial Estate

Aberdare, Rhondda Cynon Taff, CF44 6DA

Location

Aberaman Industrial Estate is a well established business location, approximately one mile south of Aberdare. Aberdare is approximately 25 miles north west of Cardiff and 8 miles west of Merthyr Tydfil. The estate is prominently located close to the A459, which leads to the A470 dual carriageway and J32 of the M4, approximately 15 miles to the south.

Description

Units 27-28 are well located end of terrace light industrial units / trade counter on the established Aberaman Park Industrial Estate.

The units benefits from the following specification:

- WC facilities
- Separate pedestrian access
- Single storey office and welfare accommodation

Tenure & Terms

Units 27-28 are available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rent

On application.

Accommodation

Unit 27 = 480.59 sq m (5,072 sq ft)

Unit 28 = 471.20 sq m (5,173 sq ft)

Measured in accordance with the RICS Code of Measuring Practice (6th Edition)

Rateable Value

Effective from 1st April 2023

Rateable Value: £25,500

Rates Payable: £13,642.50

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certification

Unit 27 = D(78) – Certificate available on request.

Unit 28 = D(81) – Certificate available on request.

VAT

All figures are quoted exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs.

Anti-Money Laundering Regulations

including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Viewing & Further information

For additional information or to arrange a viewing please contact **Cushman & Wakefield** on **029 2026 2288** or joint agents

Jenkins Best on **029 2034 0033**.

Feb 2023

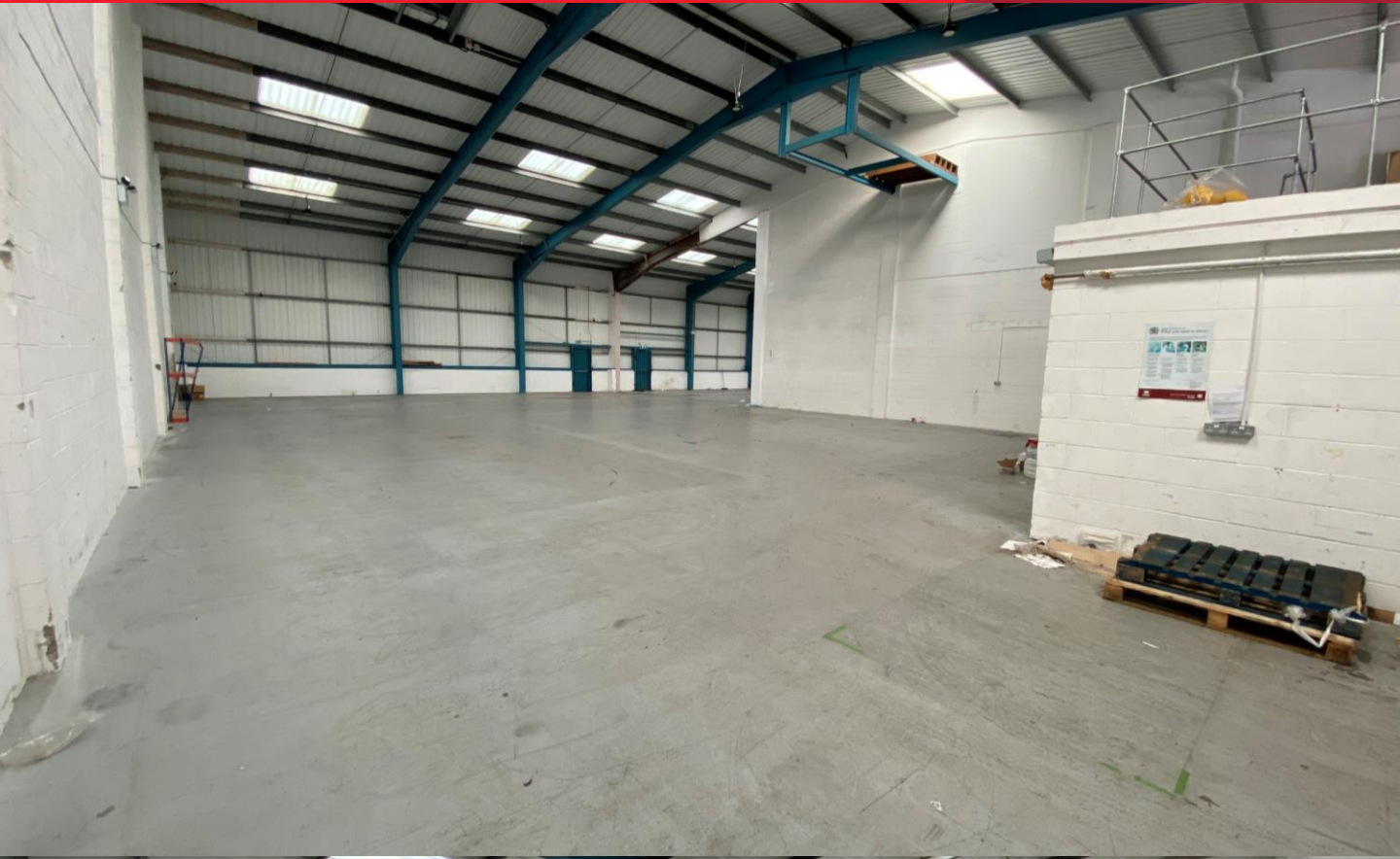


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