

Cwmbach Industrial Estate Aberdare

Available to Let
Warehouse
943 sq ft (87 sq m)

LED lighting



Three-phase power



EPC B



Newly built units



Prominent position on A4059



Available separate or combined



Cwmbach Industrial Estate

Canal Road Aberdare CF44 0AE



Description

The premises comprise brand new trade counter/light industrial units built to a high specification on the Cwmbach Industrial Estate. The units are of steel portal frame construction and benefit from a three-phase electricity supply and electrically operated roller shutter loading doors in the front elevation.

The units are accessed by a shared roadway and face onto shared parking and loading areas. A metal palisade fence with double access gates forms the site boundary.

Location

Cwmbach Industrial Estate is prominently located close the centre of Aberdare. The Estate is positioned on the A4059, the main arterial route linking Aberdare with the A470. Adjacent to Estate is Cwmbach rail station and less than 0.5 miles away is a large Asda Supermarket and Riverside Retail Park which includes, Halfords, Farmfoods, Greggs, Costa and KFC.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

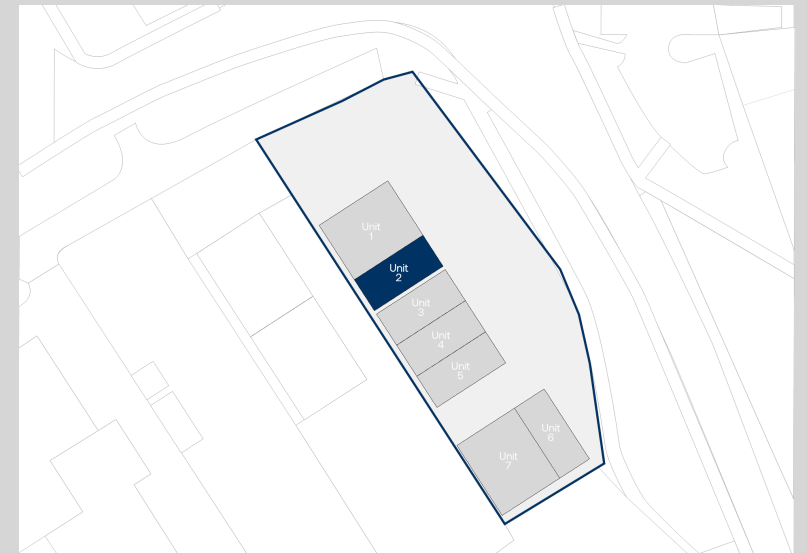
Please contact:

Mileway

Scott Jones
walesandsouthwest@mileway.com
0292 168 0815

Jenkins Best

Anthony Jenkins
anthony@jenkinsbest.com
07768 233 919



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 2	Warehouse	943	87	Immediately	£745 PCM
Total		943	87		

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