



**CUSHMAN &  
WAKEFIELD**

## **INDUSTRIAL UNIT - TO LET**

**Unit 38 Aberaman Park Industrial Estate  
Aberdare, Rhondda Cynon Taff, CF44 9UP**



**1,500 Sq Ft (139.35 Sq M)**

### **Property Highlights**

- **Terraced unit with ancillary office accommodation**
- **Min eaves height of 3.22m rising to a max of 4.41m**
- **Generous car parking and loading/turning**
- **Single roller shutter door with separate pedestrian access**

For more information, please contact:

**Cushman & Wakefield**

**Chris Yates**

029 2026 2272

[chris.yates@cushwake.com](mailto:chris.yates@cushwake.com)

**Rob Ladd**

029 2026 2254

[Rob.ladd@cushwake.com](mailto:Rob.ladd@cushwake.com)

Marchmount House, Dumfries Place,  
Cardiff CF10 3RJ

[cushmanwakefield.com](http://cushmanwakefield.com)



**CUSHMAN &  
WAKEFIELD**

## **INDUSTRIAL UNIT - TO LET**

**Unit 38 Aberaman Park Industrial Estate  
Aberdare, Rhondda Cynon Taff, CF44 9UP**

### **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**

The property is part of terraced light industrial/warehouse units that provide a Gross Internal Area of approximately 1,500 sq ft (139.35 sq m).

The unit benefits from warehouse / production space, offices, WC facilities, a pedestrian door, parking to the front of the units and a roller shutter door.

### **Rent**

The property is available to rent, quoting £9,500 per annum excl.

### **Tenure**

The property is available by way of a new Full Repairing and Insuring lease for a term to be agreed.

### **Rating**

Unit 38 Rateable Value (2017)   £6,700  
Rates Payable:                     £3,584.50

We understand the property will benefit from an element of small business rates relief. Interested parties are advise to contact the relevant local authority to satisfy enquiries.

### **VAT**

All figures are quoted exclusive of VAT.

### **Legal Costs**

Each party is to bear their own legal and surveyors costs incurred in the transaction.

### **Estate Service Charge**

An Estate Service Charge is levied for the maintenance of the common areas. Each unit contributes a pro-rata proportion (based on floor area) to the overall service charge budget.

### **Anti-Money Laundering Regulations**

In order to discharge its legal obligations, 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.

### **EPC**

Unit 38:           C (67)

### **Viewing**

For further information and to arrange an inspection, please contact **Cushman & Wakefield** on **029 2026 2288** or joint agents **Jenkins Best** on **029 2034 0033**.

October 2020



**CUSHMAN &  
WAKEFIELD**

## INDUSTRIAL UNIT - TO LET

**Unit 38 Aberaman Park Industrial Estate  
Aberdare, Rhondda Cynon Taff, CF44 9UP**



Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Cushman & Wakefield Debenham Tie Leung Ltd or Jenkins Best in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition, its value or its ownership structure. Neither Cushman & Wakefield or Jenkins Best nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: Any guide prices quoted or discussed are exclusive of VAT. The VAT position relating to the property may change without notice.