

# INDUSTRIAL UNITS

From 891 sq ft  
(82.77 sq m)

# NAVIGATION YARD

MOUNTAIN ASH, CF45 4EY

UNDERGOING  
REFURBISHMENT



- / Entire estate to undergo refurbishment programme
- / Close proximity to Mountain Ash town centre
- / Good road communications to A470 and M4
- / Single / combined occupation available

01443 844 795  
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# NAVIGATION YARD

MOUNTAIN ASH, CF45 4EY

## LOCATION

The Industrial Estate is located within Mountain Ash and is accessed via the A4059 with good links to the A470 and M4. Junction 32 of the M4 is 14 miles north of the estate, with Cardiff City Centre a further 5 miles.



## DESCRIPTION

The estate comprises a single terrace of six small light industrial / warehouse units. The units are of steel portal frame construction with pitched and comprise profiled metal roof sheets. Each unit also benefits from a single painted metal roller shutter door to the front elevation.

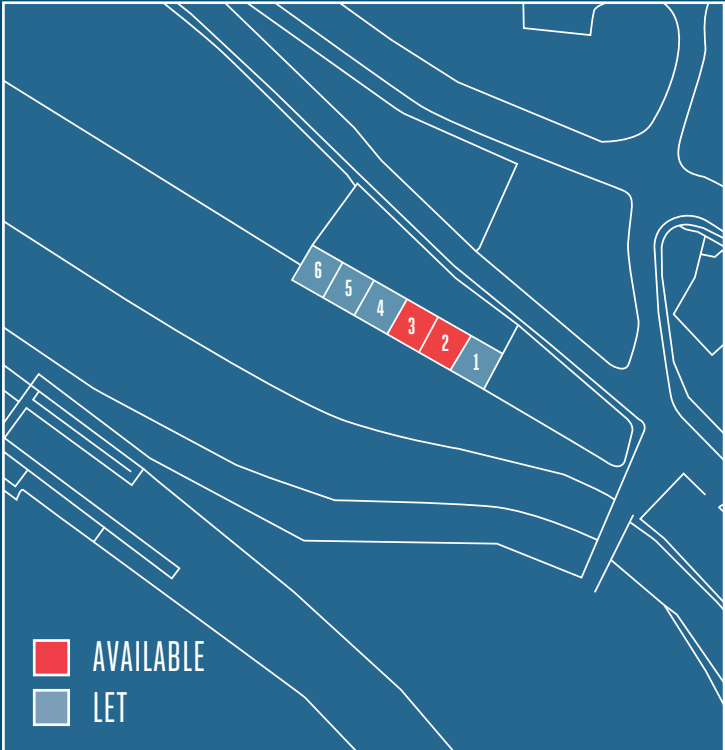
The access road leads into a service yard and parking area at the front of the site. The service yard is finished with tarmac and the entire estate is contained within a palisade fence.

The estate is currently undergoing an extensive refurbishment program.

## ACCOMMODATION

The available units are listed below and have the following approximate GIA:

Unit	Area Sq Ft	Area Sq M
2	929	86
3	921	85



## TENURE

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.

## SERVICES

We understand that all mains services including gas, three phase electricity, mains water and drainage are available to the property. Interested parties are advised to make their own enquiries regarding suitability, connectivity and capacity.



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## EPC

A copy of the full certificates can be made available on request.

## BUSINESS RATES

Business Rates information and Rateable Value are provided on request however, we recommend that interested parties contact the Local Authority for additional information.

## SERVICE CHARGE

The ingoing tenant will be responsible for paying a contribution towards the costs incurred in the maintenance and upkeep of common areas of the estate.

## LEGAL COSTS

Each party will be responsible for their own legal costs and surveyor costs incurred in the transaction.

## VAT

VAT will be charged on all costs.

## VIEWING

For further information and to arrange an inspection please contact the Landlords direct:

T: +44 (0) 1443 844 795

M: +44 (0) 7551 170 517

E: [scott.jones@hansteen.co.uk](mailto:scott.jones@hansteen.co.uk)

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