

**INDUSTRIAL /
WAREHOUSING UNITS**
From 901 sq ft (83 sq m)

**CWMBACH
INDUSTRIAL ESTATE**
ABERDARE, CF44 0AE

**UNDERGOING
REFURBISHMENT**



- / Entire estate to undergo refurbishment programme
- / Good road communications to the A4059

- / Established industrial location
- / Prominent position with main road frontage

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CWMBACH INDUSTRIAL ESTATE

ABERDARE, CF44 0AE

LOCATION

Cwmbach Industrial Estate is prominently located close to the centre of Aberdare, approximately 2.5 miles South. The Estate is positioned on the A4059, the main arterial route linking Aberdare with the A470. The estate sits adjacent to Cwmbach Railway Station and less than ½ mile away from a large Asda Supermarket and the Riverside Retail Park.



DESCRIPTION

The premises comprise seven industrial units on the Cwmbach Industrial Estate which form two blocks of two units and one block of three units. The units are of steel portal frame construction and comprise pitched profiled cement roof sheets with in-line GRP roof lights located at regular intervals.

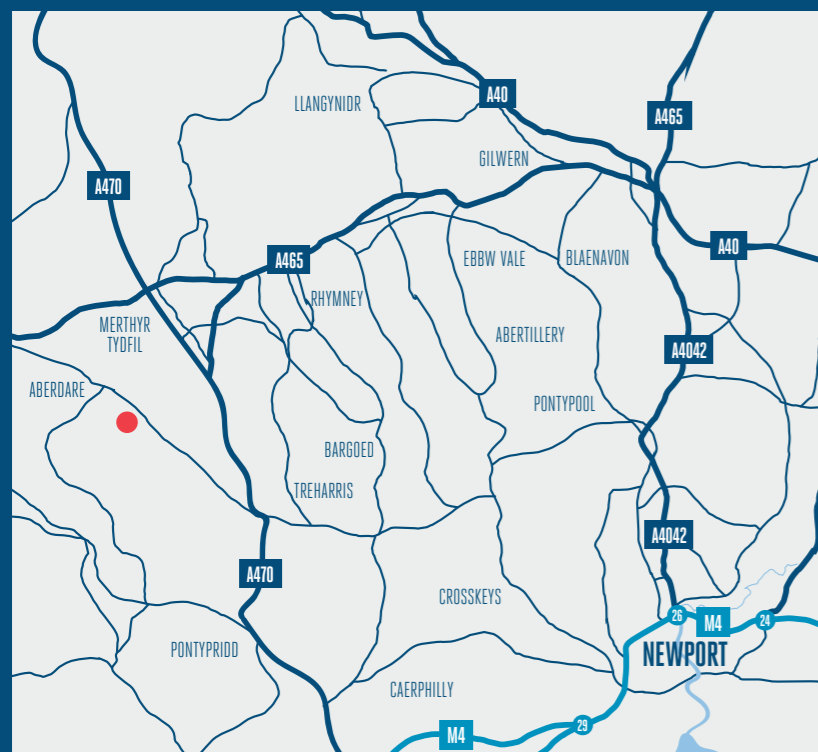
The units are accessed by a shared roadway and face onto shared parking and loading areas. A metal palisade fence with double access gates forms the site boundary.

The estate is currently undergoing a refurbishment program.

ACCOMMODATION

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

Unit	Area Sq Ft	Area Sq M
2	943	87.60
5	938	87.14



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, electric, 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:

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