

**Unit 34 Aberaman Park Industrial
Estate****Aberdare, Rhondda Cynon Taff, CF44 6DA****2,004 Sq Ft (185.43 Sq M)****Property Highlights**

- Recently refurbished
- Terraced unit with ancillary office accommodation
- Min eaves height of 3.28m rising to a max of 5.36m
- Generous car parking and loading/turning
- Single roller shutter door with separate pedestrian access

For more information, please contact:

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INDUSTRIAL UNIT - TO LET

Unit 34 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

The property is part of terraced light industrial/ warehouse units that provide a Gross Internal Area of approximately 2,004 sq ft (185.43 sq m).

The unit benefits from warehouse / production space, offices, a pedestrian door, parking to the front of the units, a roller shutter door (measuring 3.04m x 2.60m) and ancillary WC facilities (measuring 10.44 sq m, 112 sq ft).

Rent

The property is available to rent, quoting £12,500 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

To be reassessed.

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.

Energy Performance Certification

D (85)

Certificate available on request.

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

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

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**.

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Real Estate
AN M7 INVESTMENT GROUP COMPANY

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