

INDUSTRIAL / WAREHOUSING UNITS

600 - 3,000 sq ft
(55 - 278 sq m)

CWM CYNON BUSINESS PARK

MOUNTAIN ASH CF45 4ER

REFURBISHMENT
COMPLETE



- / Established Business Park
- / Direct access to A4059 and in turn the A470

- / Single / combined occupation available
- / Immediately available

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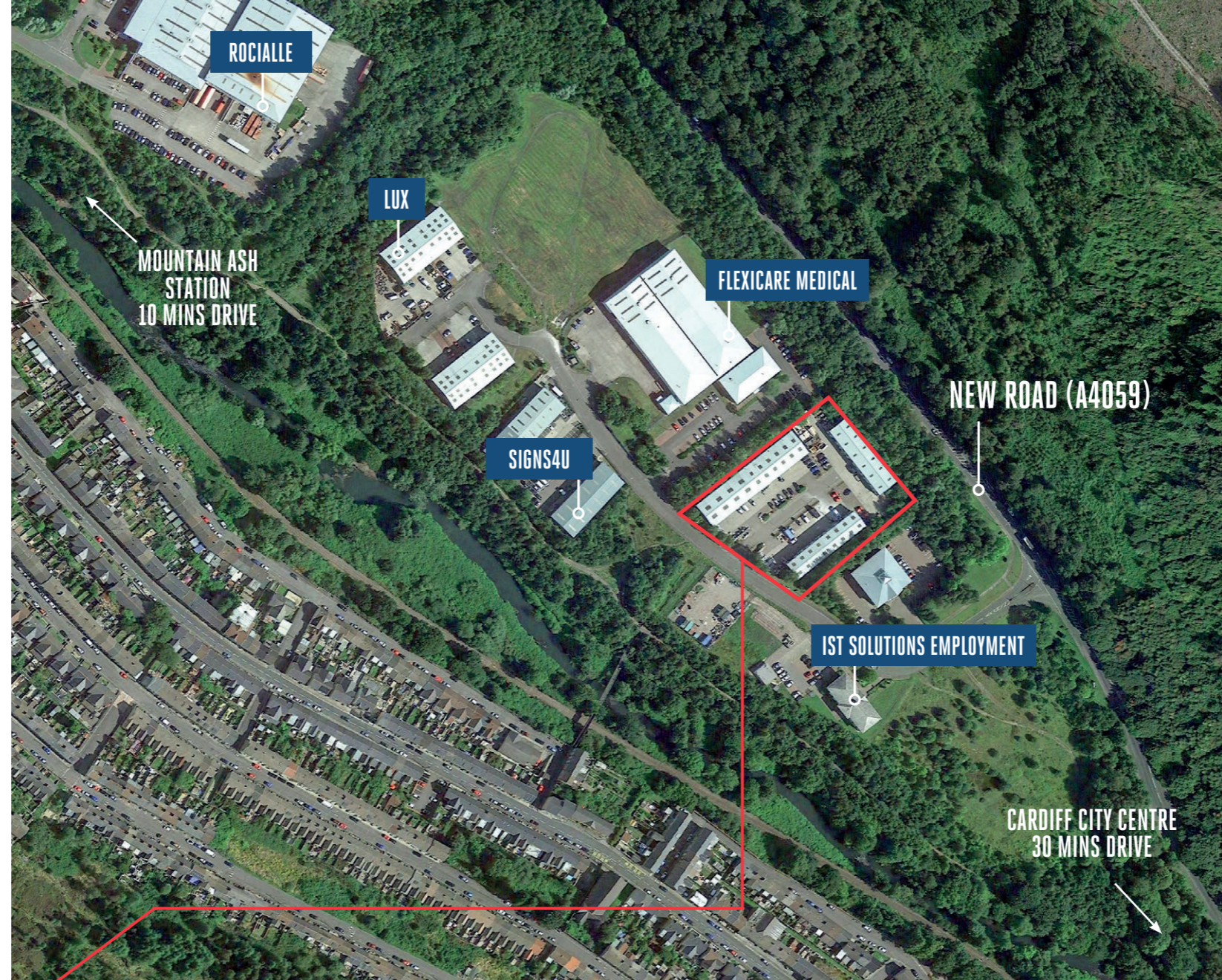
LOCATION

The Estate is located on an established business park on the southern side of Mountain Ash in the Cynon Valley and provides direct access to the A4059 and A470 at Abercynon, approximately 2.5 miles away.

Junction 32 of the M4 is 12 miles north of the estate, with Cardiff City Centre a further 5 miles.

DESCRIPTION

The Estate offers a wide range of industrial / warehousing accommodation, comprising of units of steel portal frame construction with brick blockwork to part, and plastic coated insulated steel cladding. Each unit benefits from separate pedestrian and vehicle access through roller shutter doors. The available vacant units are currently undergoing a light refurbishment.



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, 3 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.

ACCOMMODATION

The available units are listed below and have the following approximate Gross Internal Areas:

Unit	Area Sq M	Area Sq Ft
1	55.74 sq m	600 sq ft
3	55.74 sq m	600 sq ft
5	55.74 sq m	600 sq ft
21	111.48 sq m	1,200 sq ft
Total	278.7 sq m	3,000 sq ft



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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

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