

Cwmbach Industrial Estate Aberdare CF44 0AE

2 Warehouse/Light Industrial Units
from 938 - 1,902 sq ft (87 - 177 sq m)



Just 1.5 miles from
Aberdare



Recently installed new roof



Manual roller shutter doors



Single phase



Positioned on the A4059



LED lighting

Cwmbach Industrial Estate

Aberdare CF44 0AE



Description

The premises comprise a series of light Industrial/Warehouse units on the Cwmbach Industrial Estate. The units are of steel portal frame construction with a new recently installed roof including 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.

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.

Property owned by **Mileway**

Misrepresentation Act: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property. September 2021

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EPC

EPC is available upon request.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

Please contact:

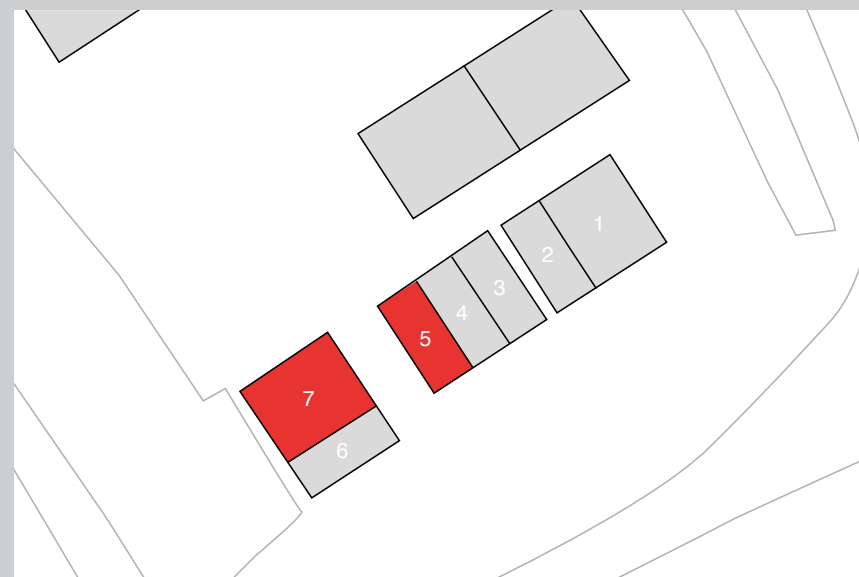
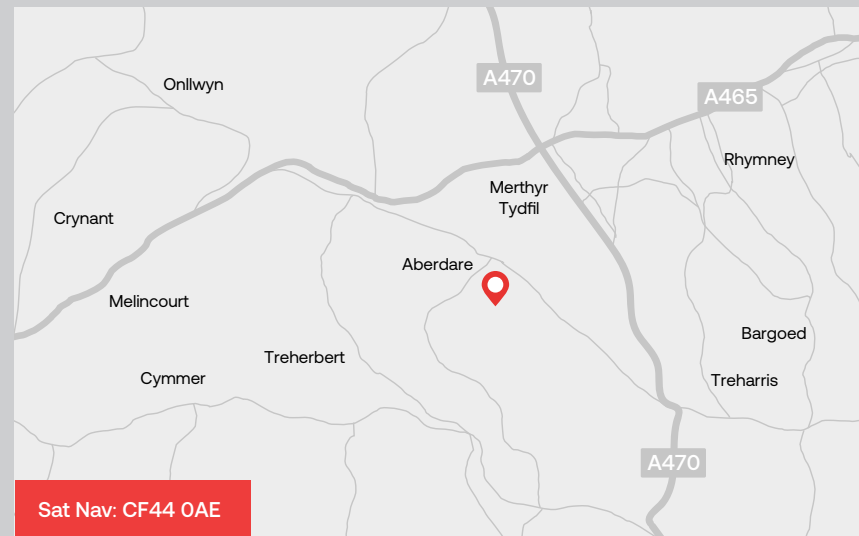
Mileway
Scott Jones
southwalesandwest@mileway.com
02921 680 815

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.



Accommodation

Floor areas are as follows:			
Unit	Area (sq ft)	Area (sq m)	Rent per annum
Unit 5	938	87	£7,500
Unit 7	1,902	176	£13,800

Mileway