

# Unit 4, Cwm Cynon Business Park Mountain Ash

Industrial / Warehousing Unit  
600 sq ft (55 sq m)

Quick access to  
A4059 and A470

Eaves height approx  
5 meters

Abercynon, approximately  
2.5 miles away.

Roller shutter door & pedestrian/  
customer entrance



# Unit 4, Cwm Cynon Business Park

Mountain Ash CF45 4ER



## 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.

## 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 south of the estate, with Cardiff City Centre a further 5 miles.

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. January 2022.

[mileway.com](http://mileway.com)

## 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:

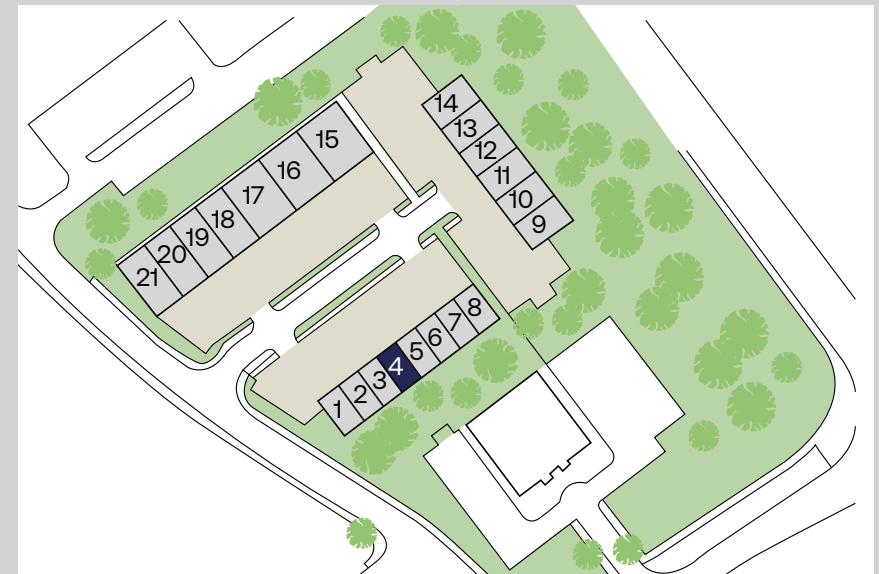
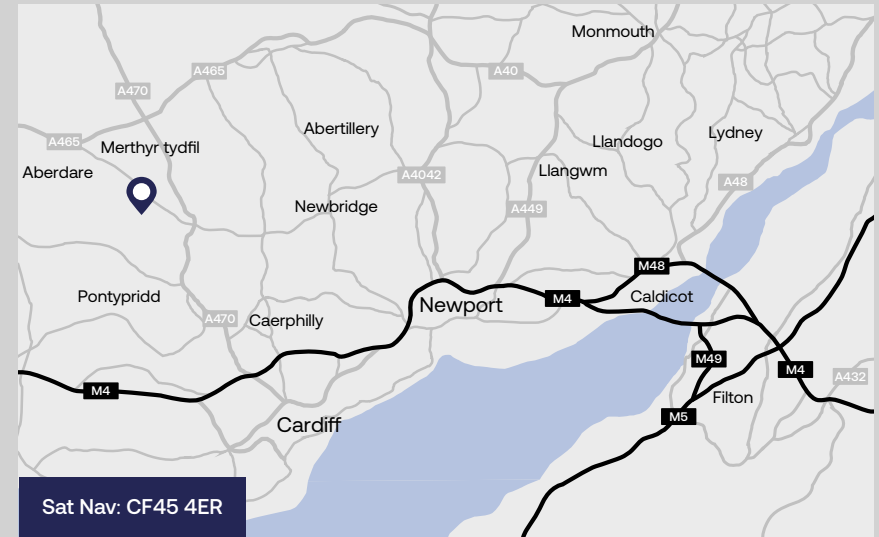
**Mileway**  
**Ross Jenkins**  
[Ross.Jenkins@mileway.com](mailto:Ross.Jenkins@mileway.com)  
02921 680817

## 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 4	600	55	£6,200

**Mileway**