

Mileway

Cwmbach Industrial Estate Aberdare

Available to Let
Warehouse
943 sq ft

LED lighting



Three-phase power



EPC B



Newly built units



Prominent position on A4059



Cwmbach Industrial Estate

Cwmbach CF44 OAE



Description

Unit 2 Cwmbach Industrial Estate is a brand new trade counter/light industrial units built to a high specification. The unit is of steel portal frame construction and benefits from a three-phase electricity supply and electrically operated roller shutter loading doors in the front elevation. The unit is 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 the centre of Aberdare. The Estate is positioned on the A4059, the main arterial route linking Aberdare with the A470. Adjacent to Estate is Cwmbach rail station and less than 0.5 miles away is a large Asda Supermarket and Riverside Retail Park which includes, Halfords, Farmfoods, Greggs, Costa and KFC.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring leases.

Legal Costs

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

Viewing / Further Information

Please contact:

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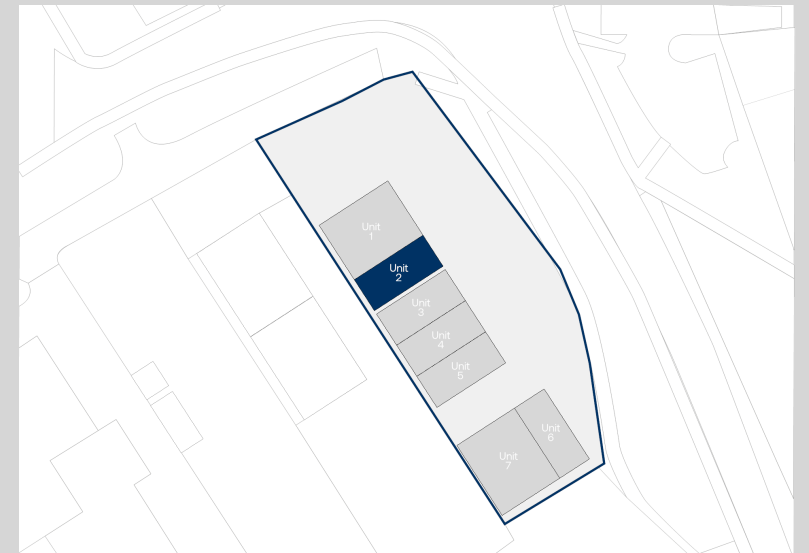
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 2	Warehouse	943	Immediately	£785 PCM
Total		943		

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