

Cwmbach Industrial Estate Aberdare

Available to Let
Warehouse
932 sq ft



Close to Aberdare town centre



5.4 m eaves height



Roller shutter



Trade counter use



Forecourt loading / car parking



Recently refurbished

Cwmbach Industrial Estate

Aberdare CF44 OAE



Description

The premises comprise trade counter/light industrial units on the Cwmbach Industrial Estate. The units are of steel portal frame construction and benefit from a three-phase electricity supply and electrically operated roller shutter loading doors in the front elevation. 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 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

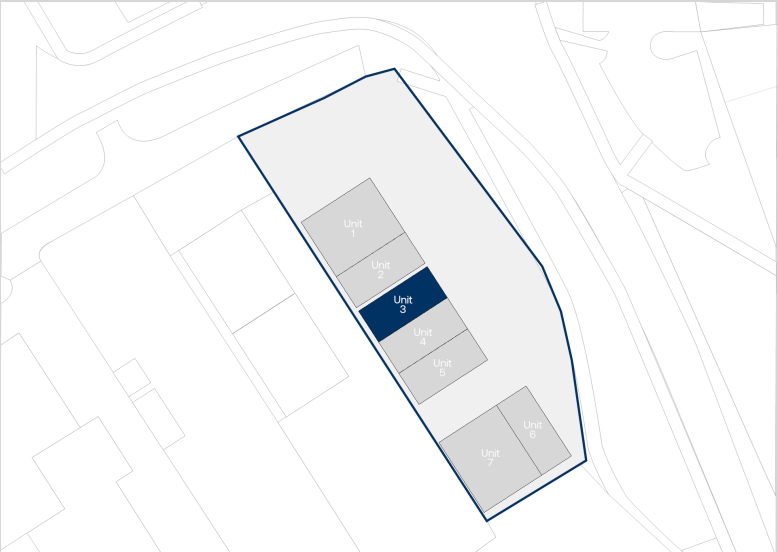
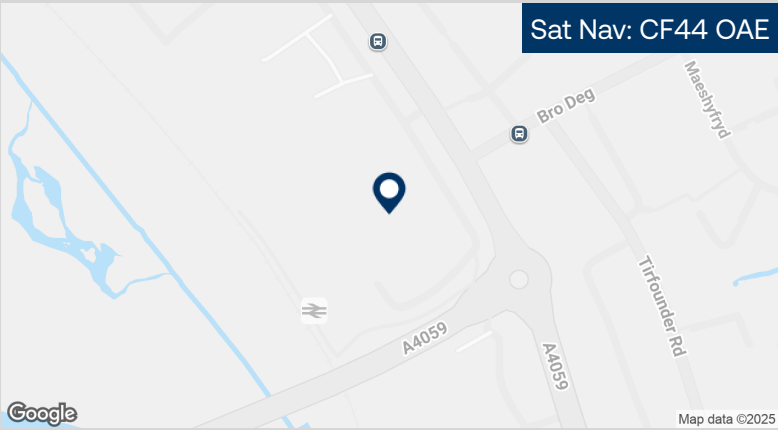
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 3	Warehouse	932	Immediately	£715 PCM
Total		932		

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