

Navigation Yard Industrial Estate

Mountain Ash CF45 4EY

Warehouse | 929 ft²



M4 Jct 32 - 14 miles



Level access roller shutter



24 hour access



Forecourt loading



Car parking

Available to Let

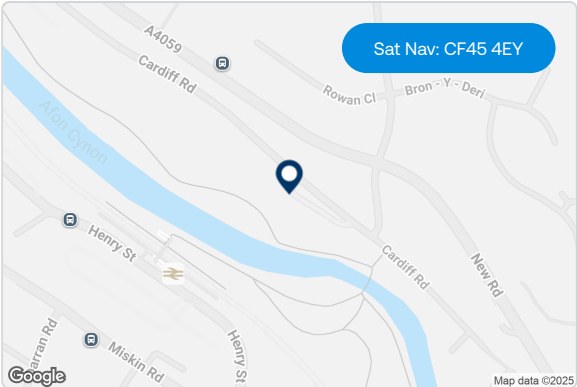


LastMileFirst | mileway.com



Description

Navigation Yard Industrial Estate comprises a single terrace of six small light industrial / warehouse units. The units are of steel portal frame construction with pitched and comprise profiled metal roof sheets. Each unit also benefits from a single painted metal roller shutter door to the front elevation. The access road leads into a service yard and parking area at the front of the site. The service yard is finished with tarmac and the entire estate is contained within a palisade fence



Location

Navigation Yard Industrial Estate is located within Mountain Ash and is accessed via the A4059 with good links to the A470 and M4. Junction 32 of the M4 is 14 miles north of the estate, with Cardiff City Centre a further 5 miles.

Further information

EPC
EPC is available upon request.

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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.

[Book a viewing](#)

Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
2	Warehouse	929	Immediately	695
Total		929		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

Mileway