

Hirwaun Industrial Estate

Hirwaun, CF44 9UP

Warehouse | 489 - 719 ft²



Roller shutter door



W.C. facilities



24 hour access



Gated compound

Available to Let

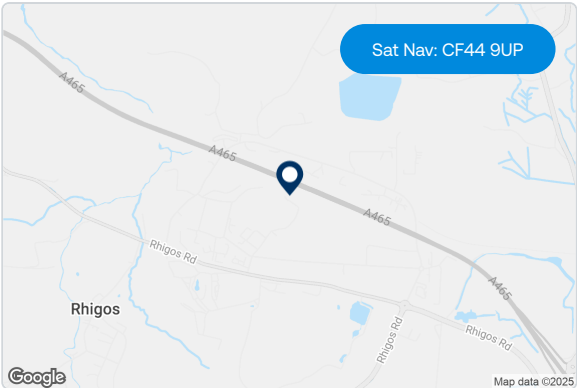
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Description

The units are situated within a gated compound close to A465. The light industrial/warehouse unit benefits from roller shutter door and offers an eaves height of max 4.3 m x min 3.4 m. Externally, there is forecourt parking and a loading area.



Location

Hirwaun Industrial Estate is situated approximately 4 miles west of Aberdare Town Centre, 17 miles north of Swansea and 25 miles north west of Cardiff. The A470 dual carriageway gives easy access to the area from Cardiff and Junction 32 of the M4, whilst the A465(T) Heads of the Valleys Road provides easy access to other South Wales Valleys, West Wales as well as the Midlands via the M5 and A40.

Further information

EPC Unit 31 : C, Unit 35 : E, Unit 38 : C, Unit 39 : D	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.
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Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
31	Warehouse	719	Immediately	450
35	Warehouse	494	Immediately	330
38	Warehouse	494	Immediately	330
39	Warehouse	489	Coming soon	330
Total		2,196		

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