Navigation Yard Industrial Estate

Mountain Ash CF45 4EY

Warehouse | 907 ft²

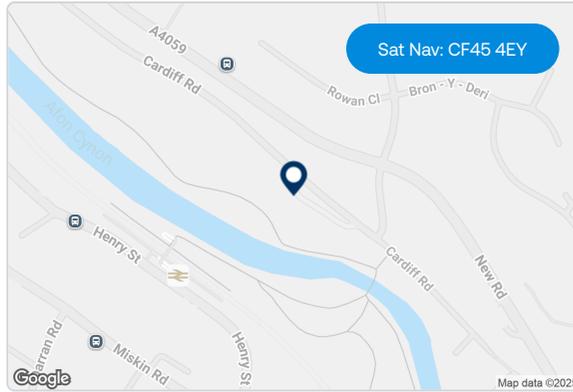| | M4 Jct 32 - 14 miles | | Level access roller shutter | | 24 hour access | | Forecourt loading | | Car parking |

Available to Let

Sat Nav: CF45 4EY

Map data ©2025

Description

Navigation Yard Industrial Estate consists of a single terrace featuring six compact light industrial and warehouse units. These units are constructed with steel portal frames and have pitched roofs made from profiled metal sheets. Each unit is equipped with a single painted metal roller shutter door on the front elevation for easy access.

The estate includes an access road that leads directly into a service yard and parking area located at the front of the site. The service yard is surfaced with tarmac, providing a durable and clean working environment. The entire estate is securely enclosed by a palisade fence, ensuring safety and controlled access.

Location

Navigation Yard Industrial Estate is strategically situated within the town of Mountain Ash, offering excellent accessibility for businesses and logistics operations. The estate is conveniently accessed via the A4059, a key local route that connects directly to larger arterial roads. This provides seamless travel options for vehicles entering or leaving the estate.

The location benefits from strong transport links to the A470, facilitating efficient travel towards both northern and southern regions. the estate is well connected to the M4 motorway. Junction 32 of the M4 is located approximately 14 miles north of Navigation Yard Industrial Estate, enabling quick access to the motorway network for long-distance travel and freight distribution. From this junction, Cardiff City Centre lies a further 5 miles to the south, making the estate well-positioned for businesses requiring proximity to the capital of Wales, with its extensive commercial, retail, and transport facilities.

Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 4	Warehouse	907	Immediately	720
Total		907		

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.

Further information

EPC
Unit 4: C

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

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