

Hirwaun Industrial Estate

Hirwaun, CF44 9UP

Warehouse | 489 - 1,472 ft²



Roller shutter door



W.C. facilities



24 hour access

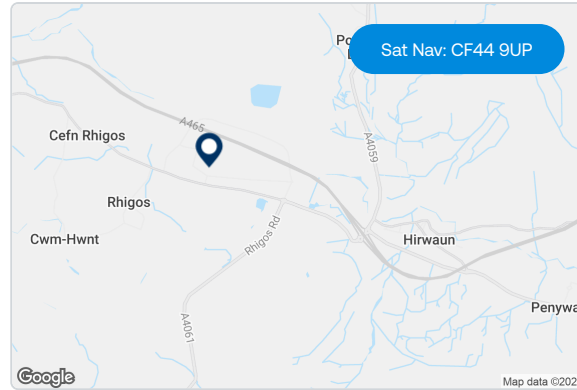


Gated compound

Available to Let



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Description

Located within the well-established Hirwaun Industrial Estate, these units offer versatile commercial space ideal for a range of industrial, manufacturing, storage, or distribution uses.

The units benefit from excellent road connectivity, providing easy access to major transport routes including the A465 and M4 corridor, facilitating efficient logistics and commuting.

Each unit is constructed to a high standard with robust steel frame structures, featuring:

- Clear internal height suitable for racking and machinery installation, minimum eaves height 3.425 m, maximum eaves height 3.983 m
- Secure roller shutter doors for loading and unloading, measuring 2.10 m wide x 2.27 m high
- Dedicated parking and yard space for vehicles and deliveries
- Flexible floor layouts adaptable to tenant requirements
- Secure gated compound
- Access to essential utilities including power, water, and broadband connectivity

Further information

EPC

Unit 28: C, Unit 31: C,
Unit 35: E, Unit 37: D,
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.

Location

Hirwaun Industrial Estate is situated in the heart of South Wales, offering excellent connectivity to regional and national transport networks. The estate benefits from immediate access to the A465 Heads of the Valleys Road, providing a direct route to the M4 motorway approximately 15 miles to the south. This key motorway link facilitates swift travel to Cardiff, Swansea, and beyond.

The estate is well served by public transport, with regular bus services connecting Hirwaun to nearby towns such as Aberdare, Merthyr Tydfil, and Pontypridd. The nearest railway station is located just 5 miles away, offering direct rail links to Cardiff Central and other major destinations.

Hirwaun Industrial Estate's location combines excellent transport accessibility with a strong local workforce, making it an ideal base for businesses seeking operational efficiency and connectivity.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
24	Warehouse	1,472	Coming soon	810
31	Warehouse	719	Immediately	450
35	Warehouse	494	Immediately	330
37	Warehouse	489	Immediately	330
39	Warehouse	489	Immediately	330
Total		3,663		

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.

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Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815

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