

# Hirwaun Industrial Estate

Hirwaun, CF44 9UP

Warehouse | 10,215 ft<sup>2</sup>



Easy access to A465



Roller shutter



Large yard



Ample parking



Two storey office accommodation



Under refurbishment

Under refurbishment



## Location & Connections

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.





## Description

Unit 42 is prominently positioned near the main entrance of the estate, occupying a self-contained site. The unit comprises predominantly open-plan production and warehouse space, constructed with a steel portal frame and clad with profile sheet elevations beneath a pitched roof. To the rear of the property lies a landscaped expansion area, offering potential for use as outdoor amenity space.

The unit is currently under refurbishment to include the following works:

LED lighting installation

Internal redecoration

New flooring throughout warehouse and office accommodation

## Further information

### EPC

Unit 42:  
C

### Rent

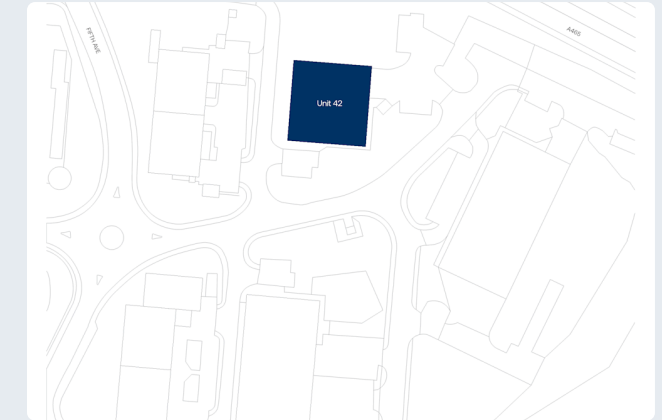
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

### 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.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
42	Warehouse	10,215	Coming soon	4,045
Total		10,215		

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.

[Book a viewing](#)

**Tom Rees**  
Jenkins Best  
tom@jenkinsbest.com  
07557 161 491

**Craig Jones**  
Jenkins Best  
craig@jenkinsbest.com  
02920 340 033

**Scott Jones**  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

**Neil Francis**  
Knight Frank  
neil.francis@knightfrank.com  
07766 511 983

**Rhys Price**  
Knight Frank  
rhys.price@knightfrank.com  
07974 366 099

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**