

# Cwm Cynon Business Park

Mountain Ash, CF45 4ER

Warehouse | 600 - 2,400 ft<sup>2</sup>



Road connections to A470 and M4



Ground level loading area



LED lighting



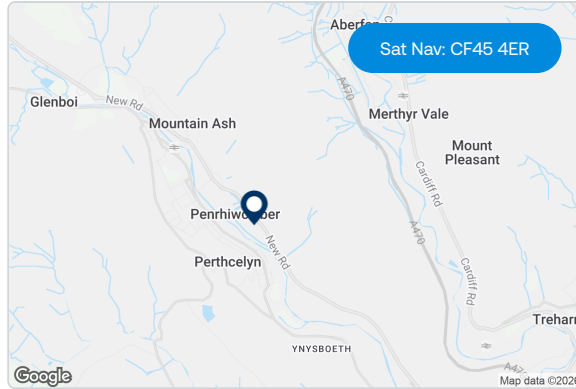
24 hour access



Car parking

Coming soon Q2 2026





## Description

Cwm Cynon Business Park comprises a series of small industrial/ warehouse units, arranged in three separate terraces and accessed via the main estate road.

These mid-terraced units are of steel portal frame construction. Externally, the units have steel profile cladding. The roofs are dual pitched steel cladding sheets incorporating translucent roof lights. Internally, the units have W/C facilities and LED lighting throughout. The units are accessed through a pedestrian door and benefit from full height roller shutter doors.

## Further information

**EPC**  
Unit 3: C, Unit 6: D, Unit 19: 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.

## Location

Cwm Cynon Business Park is located along the A4059 between Mountain Ash and Abercynon. The estate is 13 miles north of Junction 32 of the M4, which is accessed via the A470, having good links with Cardiff City Centre.

To the North of the unit is Hirwaun (9 miles) and Aberdare (5.7 miles) accessed via A4059 with Merthyr Tydfil (11 miles) accessed via the A470. To the South is Pontypridd (7 miles) and Cardiff (17 miles), both accessed via the A470.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
3	Warehouse	600	Coming soon	675
6	Warehouse	600	Coming soon	675
19	Warehouse	1,200	Coming soon	1,050
<b>Total</b>		<b>2,400</b>		

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](#)

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