

Cwm Cynon Business Park

Mountain Ash, CF45 4ER

Warehouse | 600 - 2,400 ft²



Road connections to A470 and M4



Ground level loading area



LED lighting



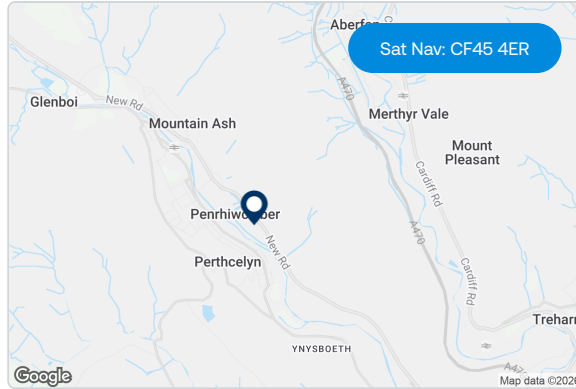
24 hour access



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.

James Moriarty-Simmonds
Mileway
walesandsouthwest@mileway.com
0292 168 0815

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

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

Henry Best
Jenkins Best
henry@jenkinsbest.com
07738 960 012

[Book a viewing](#)



Accommodation:

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

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.

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