

Gasworks Road Industrial Estate

Aberaman, CF44 6RS

Warehouse | 1,180 ft²



Easy access to A470



Roller shutter



Min eaves 3 m, max
eaves 4.55 m



Secure gated estate



To be refurbished

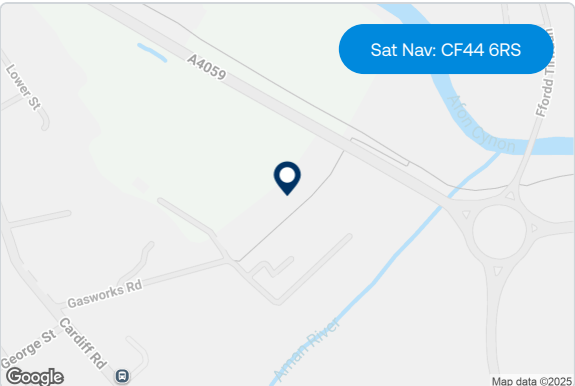


EPC rating C

Available to Let

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Description

Gasworks Road Industrial Estate is located close to the centre of the village of Aberaman. The estate comprises 6 units within a fenced and gated compound, approximately 1 mile southeast of Aberdare town centre. Unit 1 at Gasworks Road is an end of terrace warehouse unit, with a 2.9 m x 3 m electric roller shutter door. The unit is of steel portal frame construction with a minimum eaves height of 3 m and maximum eaves height of 4.55 m.

Location

The estate is approximately one mile south of the town of Aberdare. Aberdare is approximately 25 miles northwest of Cardiff and 8 miles west of Merthyr Tydfil. The estate is prominently located close to the A459 which leads to the A470 dual carriageway and Junction 32 of the M4 motorway, approximately 15 miles to the south.

Further information

Rent Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.	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.
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Accommodation:

Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
1	Warehouse	1,180	Under offer	720	442	C
Total		1,180				

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