

Hirwaun Industrial Estate

Hirwaun, CF44 9UP

Warehouse | 10,215 ft²



Close to the A465



Roller shutter door



Yard area



On-site parking



2 storey office space



EPC rating B

Recently refurbished



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 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

Recently refurbished, 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 benefits from LED lighting , internal redecoration and new flooring throughout warehouse and office accommodation

Further information

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.
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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 (£)	EPC
42	Warehouse	10,215	Immediately	4,045	B
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](#)

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