

Hirwaun Industrial Estate Hirwaun

Available to Let
Warehouse
10,215 sq ft



Easy access to A465



Roller shutter



Large yard



Ample parking



Two storey office accommodation



LED lighting

Hirwaun Industrial Estate

Hirwaun CF44 9UP



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.

Location

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.

EPC

EPC is available upon request.

VAT

VAT will be payable where applicable.

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.

Viewing / Further Information

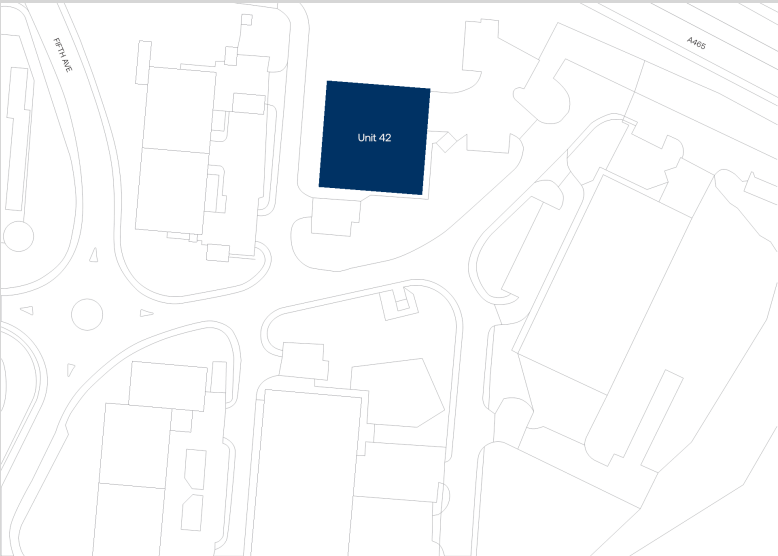
Please contact:

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

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

Jenkins Best
Anthony Jenkins
anthony@jenkinsbest.com
07768 233 919

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



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 42	Warehouse	10,215	Immediately	£3,835 PCM
Total		10,215		

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