

# Navigation Yard Industrial Estate Mountain Ash

Coming soon  
Warehouse  
921 - 1,850 sq ft



M4 Jct 32 - 14 miles

Level access roller shutter

24 hour access

Forecourt loading

Car parking

# Navigation Yard Industrial Estate

Mountain Ash CF45 4EY



## Description

Navigation Yard Industrial Estate comprises a single terrace of six small light industrial / warehouse units. The units are of steel portal frame construction with pitched and comprise profiled metal roof sheets. Each unit also benefits from a single painted metal roller shutter door to the front elevation. The access road leads into a service yard and parking area at the front of the site. The service yard is finished with tarmac and the entire estate is contained within a palisade fence

## Location

Navigation Yard Industrial Estate is located within Mountain Ash and is accessed via the A4059 with good links to the A470 and M4. Junction 32 of the M4 is 14 miles north of the estate, with Cardiff City Centre a further 5 miles.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## 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 2	Warehouse	929	Upon request	£695 PCM
Unit 3	Warehouse	921	Upon request	£695 PCM
Total		1,850		

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