Mileway

Hirwaun Industrial Estate

Hirwaun, CF44 9UP

Warehouse | 10,215 ft^2

- Easy access to A465
- Roller shutter
- Large yard
- Ample parking
- Two storey office accommodation
- Under refurbishment

Under refurbishment

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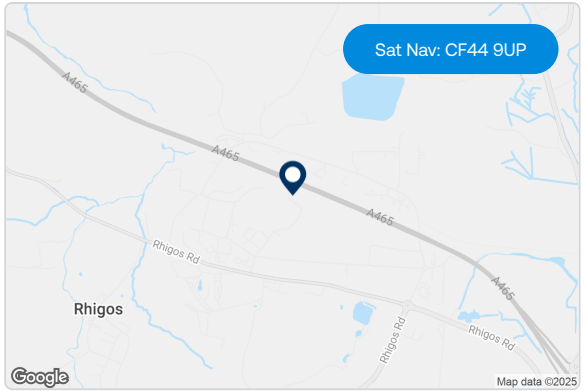

Description

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.

The unit is currently under refurbishment to include the following works:
LED lighting installation
Internal redecoration
New flooring throughout warehouse and office accommodation

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.

Further information

EPC
Unit 42: 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.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
42	Warehouse	10,215	Coming soon	4,045
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.

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