# 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



# 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.

**Legal costs**
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing


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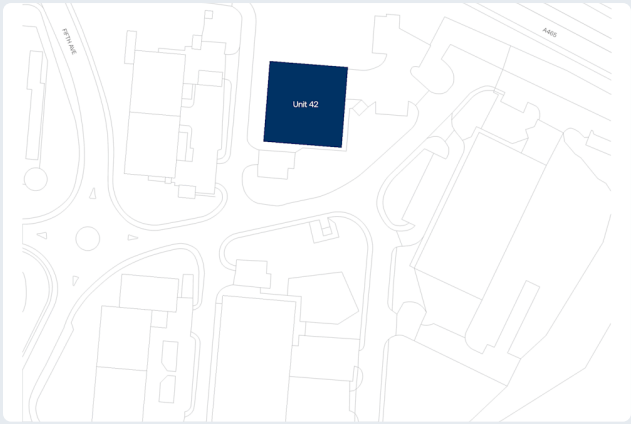


## Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) | 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.


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