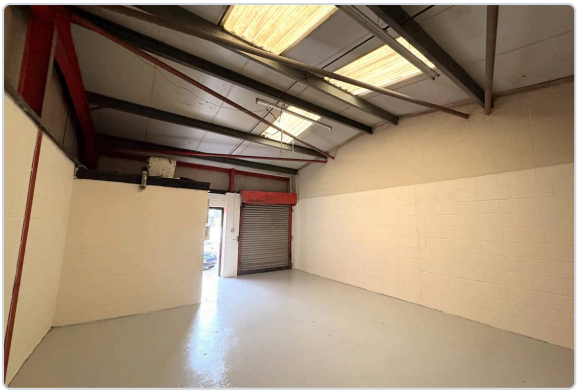
Hirwaun Industrial Estate

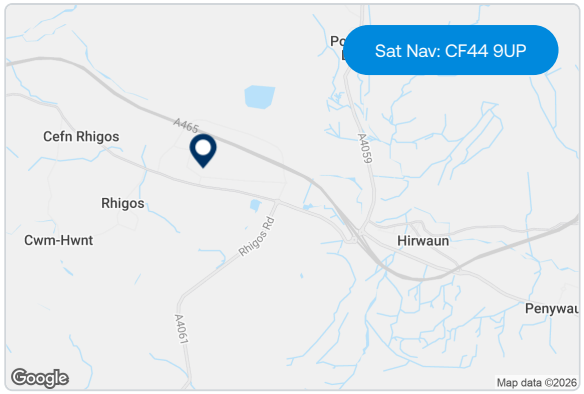
Hirwaun, CF44 9UP

Warehouse | 489 - 2,202 ft²

- Roller shutter door
- WC facilities
- 24-hour access
- Gated site







Description

Located within the well-established Hirwaun Industrial Estate, these units offer versatile commercial space ideal for a range of industrial, manufacturing, storage, or distribution uses.

The units benefit from excellent road connectivity, providing easy access to major transport routes including the A465 and M4 corridor, facilitating efficient logistics and commuting.

Each unit is constructed to a high standard with robust steel frame structures, featuring:

- Clear internal height suitable for racking and machinery installation, minimum eaves height 3.425 m, maximum eaves height 3.983 m
- Secure roller shutter doors for loading and unloading, measuring 2.10 m wide x 2.27 m high
- Dedicated parking and yard space for vehicles and deliveries
- Flexible floor layouts adaptable to tenant requirements
- Secure gated compound
- Access to essential utilities including power, water, and broadband connectivity

Location

Hirwaun Industrial Estate is situated in the heart of South Wales, offering excellent connectivity to regional and national transport networks. The estate benefits from immediate access to the A465 Heads of the Valleys Road, providing a direct route to the M4 motorway approximately 15 miles to the south. This key motorway link facilitates swift travel to Cardiff, Swansea, and beyond.

The estate is well served by public transport, with regular bus services connecting Hirwaun to nearby towns such as Aberdare, Merthyr Tydfil, and Pontypridd. The nearest railway station is located just 5 miles away, offering direct rail links to Cardiff Central and other major destinations.

Hirwaun Industrial Estate's location combines excellent transport accessibility with a strong local workforce, making it an ideal base for businesses seeking operational efficiency and connectivity.

Further information

Rent
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

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

Mileway

Wendy Wong
walesandsouthwest@mileway.com
0292 168 0815

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.



Accommodation:

Units 28 - 37: Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
17	Warehouse	4,514	Coming soon	POA		C
24	Warehouse	1,472	Immediately	800	585	C
28	Warehouse	730	Immediately	475	304	C
37	Warehouse	489	Under offer	330	203	D
Total		7,205				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request.

Mileway