

TO LET

UNIT 27 ABERAMAN PARK INDUSTRIAL ESTATE ABERDARE, CF44 6DA

471.2 sq m (5,073 sq ft) End of Terrace Unit

The Property is located on the popular Aberaman Park Industrial Estate, approximately one mile south of Aberdare. Aberdare is approximately 25 miles north west of Cardiff and 8 miles west of Merthyr Tydfil. Located close to the A4059, leading to the A470 dual carriageway and junction 32 of the M4, approximately 15 miles to the south. Nearby occupiers include: Screwfix and Welsh Ambulance Service.

The end of terrace unit is of a steel portal frame construction on the popular and established industrial / trade estate with single storey office and welfare accommodation.

KEY FEATURES

- 4.9m Min. Eaves height
- Ground floor office space
- 1 up & over loading door
- Separate pedestrian entrance
- Forecourt parking / loading

TENURE AND TERMS

The property is available on a new lease on terms to be agreed.
Annual rent £26,650 excl. VAT, payable quarterly in advance.

SERVICE CHARGE

£3,370 per annum excl. VAT.
Budget Year End June 2025

ANTI-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder.

In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



FOR MORE INFORMATION, PLEASE CONTACT

Rob Ladd
Partner

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cushmanwakefield.com

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RATING

£15,314.50 per annum
To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC rating of D (78). A full copy of the certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.



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