



## Unit 28, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Industrial / Warehouse unit To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	5,173 sq ft / 480.59 sq m
<b>Rent</b>	£27,200 per annum payable quarterly in advance
<b>Service Charge</b>	£4,400 per annum Budget Year End June 2026
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	D (81)

### Key Points

- Established industrial / trade location
- In close proximity to Aberdare Town Centre and Riverside Retail Park
- Minimum eaves of 4.9 metres
- Popular estate
- Unit 28 is a mid-terrace unit
- Occupiers on the estate include Screwfix, JB Carpets and Welsh Ambulance Service.

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## Summary

Available Size	5,173 sq ft
Rent	£27,200 per annum payable quarterly in advance
Business Rates	To be reassessed
Service Charge	£4,400 per annum Budget Year End June 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Budget Year End Dec 2024
EPC Rating	D (81)

## Description

Mid terrace light industrial unit located on a popular established industrial / trade estate. Warehouse area served by 1 No. roller shutter door, steel portal frame construction with a minimum eaves height of 4.9 metres. Separate pedestrian entrance with single storey office and welfare accommodation. Forecourt parking and loading area.

## Location

Aberaman Industrial Estate is a well established business location, approximately one mile south of the town of Aberdare. Aberdare is approximately 25 miles north west of Cardiff and 8 miles west of Merthyr Tydfil. The estate is prominently located close to the A459 which leads to the A470 dual carriageway and Junction 32 of the M4 motorway, approximately 15 miles to the south.

## Accommodation

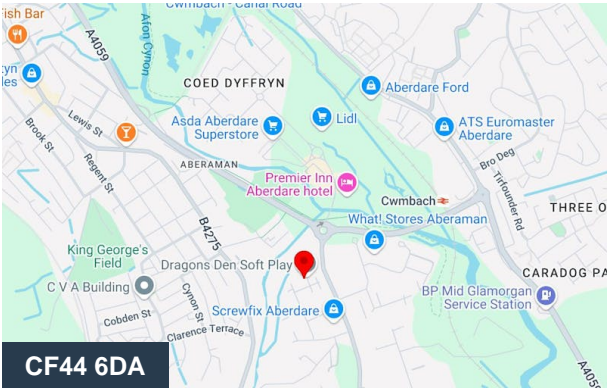
Name	sq ft	sq m	Availability
Unit - 28	5,173	480.59	Available
Total	5,173	480.59	

## Specification


Unit served by 1 No. roller shutter door.  
Steel portal frame construction with a minimum eaves height of 4.9 metres.  
Separate pedestrian entrance with single storey office and welfare accommodation.  
Forecourt parking and loading area.


## Terms


New Full Repairing & Insuring Lease available - for a term to be agreed.



## Viewing & Further Information

 **Craig Jones**  
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 **Anthony Jenkins**  
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 **Henry Best**  
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## Energy performance certificate (EPC)

Unit 28 Aberaman Industrial Estate Aberaman ABERDARE CF44 6DA	Energy rating <b>D</b>	Valid until: <b>28 September 2028</b>
		Certificate number: <b>0490-0338-5649-9021-2002</b>

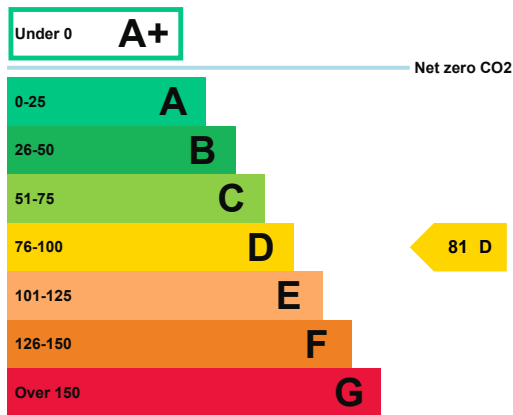
Property type	B1 Offices and Workshop businesses
Total floor area	542 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built	20 A
If typical of the existing stock	60 C

## Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO2/m2 per year)	25.98
Primary energy use (kWh/m2 per year)	153

## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/0299-2315-4040-4600-9803\)](#).

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Cadwallader
Telephone	0333 556 0182
Email	<a href="mailto:dave.cadwallader@meessolutions.co.uk">dave.cadwallader@meessolutions.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	CIBSE Certification Limited
Assessor's ID	LCEA162009
Telephone	020 8772 3649
Email	<a href="mailto:epc@cibsecertification.org">epc@cibsecertification.org</a>

### About this assessment

Employer	arbnco - M&G Real Estate
Employer address	INOVO - Ground Floor Suite F, 121 George Street, Glasgow G1 1RD
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	24 September 2018
Date of certificate	29 September 2018