



## Unit 20, Hirwaun Industrial Estate, Hirwaun, CF44 9UP

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,472 sq ft / 136.75 sq m
<b>Rent</b>	£9,570 per annum
<b>Service Charge</b>	£1,350 per annum Budget Year End June 2025
<b>Rates Payable</b>	£3,147.20 per annum Based on 2023 valuation
<b>Rateable Value</b>	£5,600
<b>EPC Rating</b>	E (123)

### Key Points

- Well located Warehouse / Production Unit -Close proximity to A465
- All mains services available (gas not connected)
- Internal office and w.c.
- Unit currently qualifies for 100% small business rates relief

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease a contribution of £175 plus VAT is applicable.
Estate Charge	£405 per annum
EPC Rating	E (123)

## Description

Hirwaun Industrial Estate has been progressively developed since the 1940s. Today the estate in total extends to around 65 hectares (163 acres) with a total built accommodation of approximately 92,937 sq m (1,000,000 sq ft). The estate offers a wide range of accommodation and sites.

## 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

## Accommodation

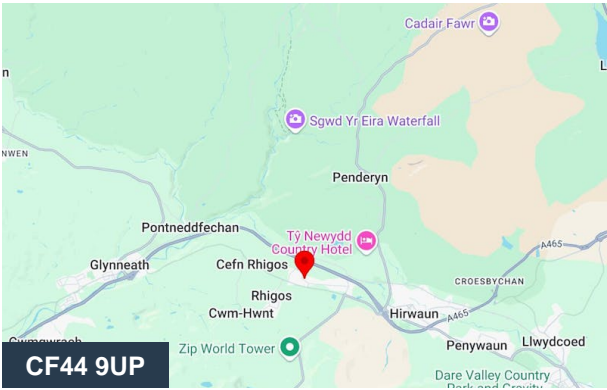
Name	sq ft	sq m	Availability
Unit - 20	1,472	136.75	Available
Total	1,472	136.75	

## Specification

- End of Terrace Unit with office and a toilet.
- Min. eaves height 3.25 metres. Max. eaves height 4.6 metres.
- Roller shutter loading door. 1.7m wide by 2.35m high
- Forecourt parking (4 car spaces) and loading
- Works:
- New LEDs to be installed
- Bin Store yard fence to be removed
- New Front Door and fire door

## Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.



## Viewing & Further Information



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