



**TO LET**

Unit 3, Cwm Cynon Business Park,  
Mountain Ash, **CF45 4ER**

## Available September 2026 - Modern Trade / Industrial Unit To Let

- Available September
- Established modern business park
- Open plan warehouse /production area with WC
- Gated / fenced estate
- Direct access to A4059 leading to A470 and thereafter J.32 M4 and Cardiff
- LED Lighting
- 24 Hour Acces
- EPC 'C'
- Unit may qualify for an element of Small Business Rates Relief - please confirm with RCT



### Size

600 sq ft (55.74 sq m)

### Rent

£8,100 per annum Payable monthly  
in advance

## Location

The property is located on an established Business Park to the south of Mountain Ash in the Cynon Valley with direct access to the A4059 and in turn the A470 at Abercynon which is approximately 2.5 miles away.

Merthyr Tydfil is 11 miles to the north, Pontypridd 7 miles to the south and Aberdare 5 miles north west.

J32 of the M4 is 13 miles away with Cardiff city centre a further 5 miles.

## Connectivity

### Road

A470	2.5 miles
M4 (Jct 32)	13 miles



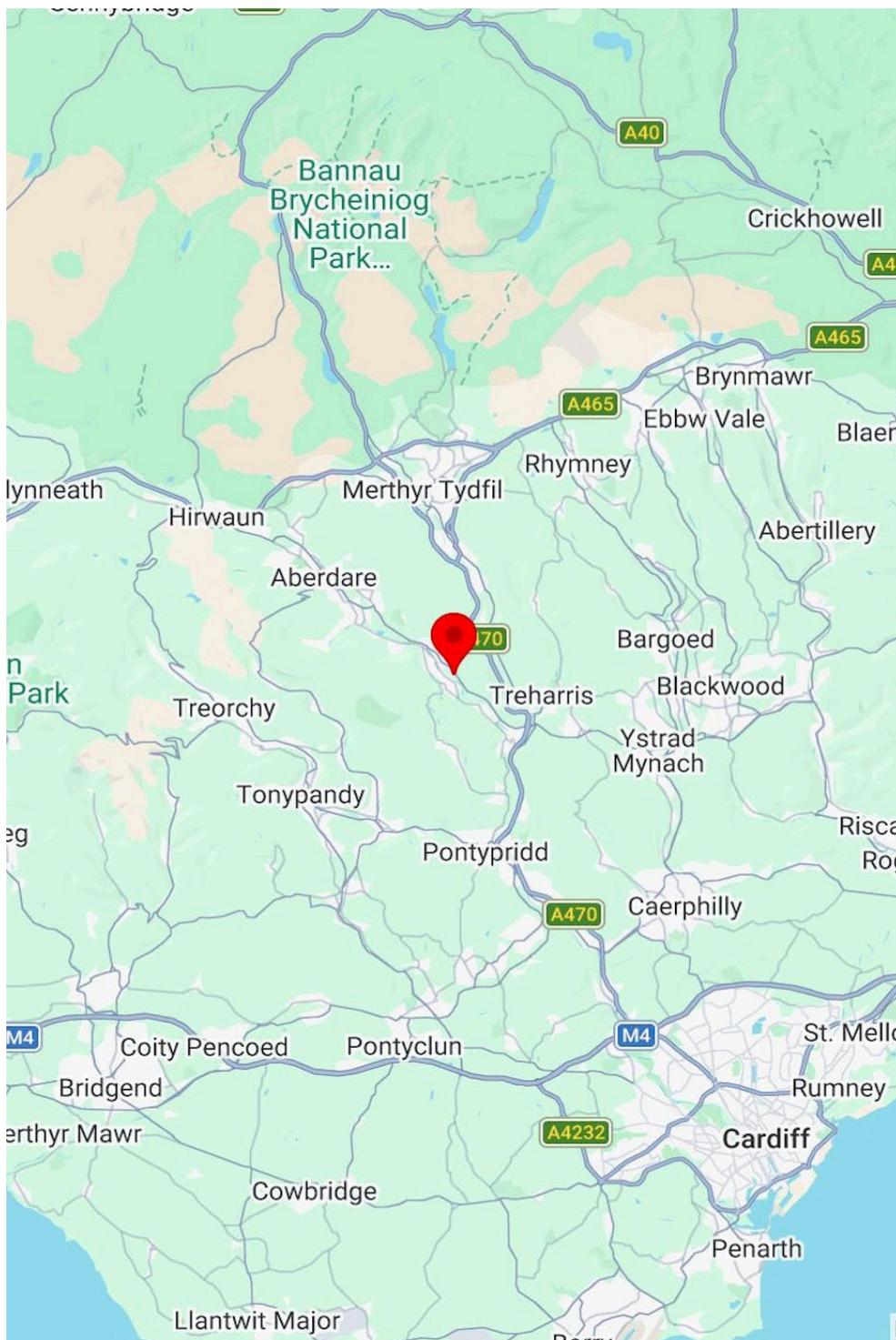
### Cities

Cardiff	14 miles
Aberdare	7 miles
Pontypridd	7 miles



### Train Stations

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## Description

Cwm Cynon Business Park comprises a series of small industrial/ warehouse units, arranged in three separate terraces and accessed via the main estate road.

These mid-terraced units are of steel portal frame construction. Externally, the units have steel profile cladding.

The roofs are dual pitched steel cladding sheets incorporating translucent roof lights. Internally, the units have W/C facilities and LED lighting throughout.

The units are accessed through a pedestrian door and benefit from full height roller shutter doors.

- Fenced and gated estate
- Forecourt parking and loading
- Min. eaves height 5.2 metres. Max. eaves height 6.3 metres.
- Up and over door - 3.95 metres high by 3 metres wide.
- Internal disabled W.C
- LED lighting.
- All mains services
- Sectional up and over loading door and separate pedestrian access
- Unit may qualify for an element of small business rates relief - please confirm with local authority

## Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	600	56
<b>TOTAL</b>	<b>600</b>	<b>56</b>

## Specification



EPC: C (64)



Minimum clear internal height (m): 5.2



Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 6.3





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## Viewings

Via Jenkins Best

## Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application

## Rent

£8,100 per annum Payable monthly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £7,700

Rates Payable: £4,373.60 per annum Based on April 2026 Valuation

## Service charge

£895 per annum Budget Year End June 2026

## Insurance

£180 per annum Approximate Premium for Year Ending June 2026

## Legal Costs

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

## EPC

C (64)

## VAT

Applicable

## Availability

Available September 2026

## Contact

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### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.