

## Unit 26, Hirwaun Industrial Estate, Hirwaun, CF44 9UP

### Industrial / Warehouse To Let

#### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	730 sq ft / 67.82 sq m
<b>Rent</b>	£5,295 per annum
<b>Service Charge</b>	£670 per annum Budget Year End June 2025
<b>Rates Payable</b>	£1,910.80 per annum Based on 2023 valuation
<b>Rateable Value</b>	£3,400
<b>EPC Rating</b>	Upon enquiry

#### Key Points

- Recently redecorated
- Well located Warehouse / Production Unit -Close proximity to A465
- Forecourt loading / car parking within gated compound
- This unit currently qualifies for 100% small business rates
- New roller shutter door
- End of terrace unit with LED lighting
- All mains services available (gas not connected)

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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	£197.46 per annum
EPC Rating	Upon enquiry

## 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

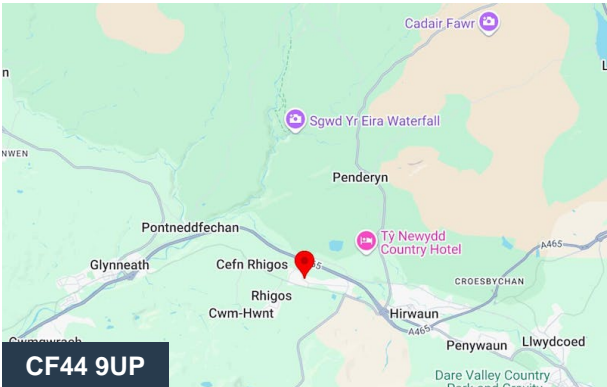
Hirwaun Industrial Estate is situated approximately 4 miles west of Aberdare Town Centre, 17 miles north of Swansea and 25 miles north west of Cardiff. The A470 dual carriageway gives easy access to the area from Cardiff and Junction 32 of the M4, whilst the A465(T) Heads of the Valleys Road provides easy access to other South Wales Valleys, West Wales as well as the Midlands via the M5 and A40

## Specification

- End of Terrace Unit in a gated compound with toilets.
- Min. eaves height 3.4 metres. Max. eaves height 4 metres.
- New roller shutter loading door
- Forecourt parking and loading

## 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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