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Office

2,930 sq ft (272.21 sq m)



FOR SALE

Engine House, Depot Road, Aberdare, CF44 8DL

For Sale - Engine House - Aberdare - Landmark Grade II listed building converted to offices

- Well located office building in close proximity to Aberdare town centre
- Established commercial location adjacent to Business In Focus and Tesco
- Excellent road and public transport links
- Functional office accommodation over 4 storeys
- Separate car park accessed via the 4 floor
- Potential for a range of uses - subject to planning





Size

2,930 sq ft (272.21 sq m)

Price

Offers from £275,000 Exclusive. VAT payable in addition.

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Location

The Engine House is located on the fringe of Aberdare Town Centre (walking distance) adjacent to the Tesco Superstore. Public transport links are in close proximity including the Town's bus and train stations. The location is well served by road with the A4059 linking with both the Cynon Valley (and A470) south and the A465 Heads of the Valleys Road to the north.

Connectivity

Road

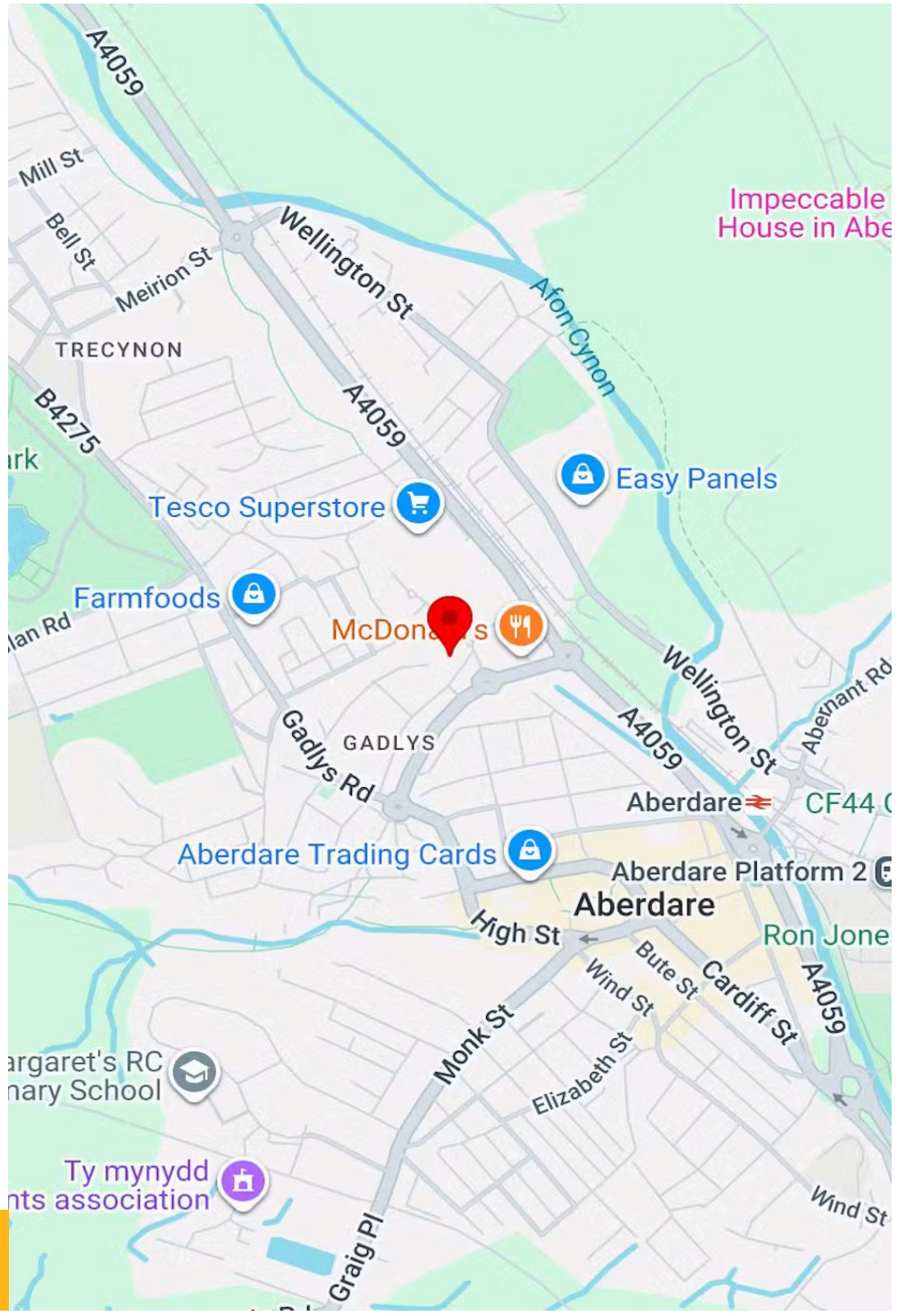
J32 M4	20.4 Miles
A465	3.7 Miles
A470	7.9 Miles

Train Stations

Aberdare Rail station	0.4 Miles

Airports

Cardiff Airport	33.7 Miles
Bristol Airport	66.4 Miles



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Description

The property is detached Grade II listed former Engine House (1855/56) converted in 1980's to provide office accommodation. The property has been more recently been let to a single occupier (now vacant) however the layout / configuration would allow for sub-division if preferred. Access is via a ground floor entrance and also a 4th floor bridge linking to dedicated car parking area at higher level. The property requires a degree of modernisation (internally) / refurbishment.

• Grade II Listed building (Dating from 1855/56):
Distinctive tall and narrow 3-storey plus part-basement engine-house with snecked rubble facings, bull-nosed quoins, yellow brick dressings and stone sills. Modern slated roof with wide eaves. 4 windows wide, cambered heads and long and short quoins in pale brickwork (some large blocks), modern small-pane sash and case windows (as original). Built-up brickwork quoins to ground floor centre above later external stair to red brick platform on left of front. One window side elevations with boarded door to left end and tall arched opening through 2 storeys with modern glazed infill (and proposed canopy) to right end.

Specification

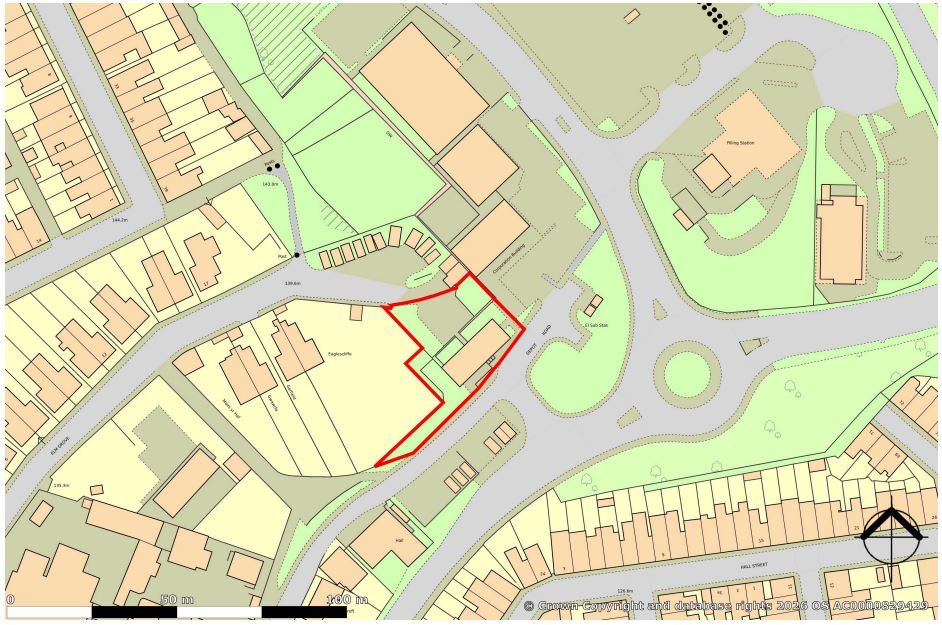
EPC: G (231)

Kitchen

Car Parking

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Lower Ground	403	37
Ground Floor	786	73
1st Floor	819	76
2nd Floor	922	86
TOTAL	**2,930**	**272**



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Engine House, Depot Road,
Aberdare, CF44 8DL







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Viewings

Please contact Jenkins Best

Price

Offers from £275,000 Exclusive. VAT payable in addition.

Business rates

Rateable Value: £23,500
Rates Payable: £11,797 per annum

Service charge

n/a

Insurance

n/a

Legal Costs

Each party to bear their own costs

EPC

G (231)

VAT

Applicable

Availability

Available Immediately

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Contact

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Regulated by RICS

Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

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All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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All terms quoted exclusive of VAT unless otherwise stated.

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.

15/10/2026