



END OF TERRACE UNIT

Unit 27, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	5,072 sq ft / 471.20 sq m
Rent	£26,650 per annum payable quarterly in advance
Service Charge	£4,310 per annum Budget Year End June 2026
Rates Payable	£15,314.50 per annum To be reassessed
EPC Rating	D (78)

Key Points

- Popular estate
- Unit 27 is an end of terrace unit
- Minimum eaves height of 4.9 metres
- Ground floor office content
- In close proximity to Aberdare Town Centre and Riverside Retail Park
- Occupiers on the estate include Screwfix and Welsh Ambulance Service.

Unit 27, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Summary

Available Size	5,072 sq ft
Rent	£26,650 per annum payable quarterly in advance
Rates Payable	£15,314.50 per annum To be reassessed
Service Charge	£4,310 per annum Budget Year End June 2026
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Approximate Premium for Year Ending Dec 2024
EPC Rating	D (78)

Description

Steel frame end of terrace unit located on a popular established industrial / trade estate.

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.

Specification

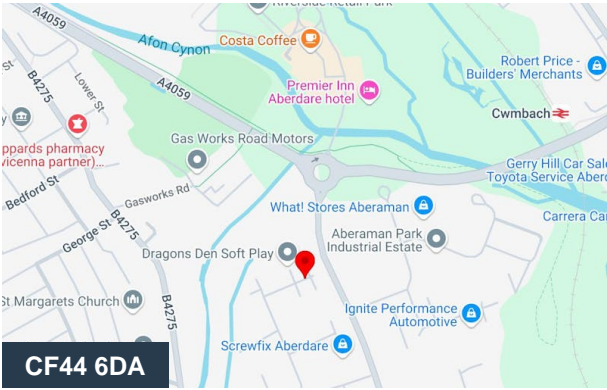
Warehouse area served by 1 No. up and over sectional loading door
Steel portal frame construction with a minimum eaves height of 4.9 metres.
Separate pedestrian entrance with single storey office and welfare accommodation.
Forecourt parking / loading area.

Terms

New Full Repairing and Insuring Lease available - for a Term to be agreed.

Accommodation

Name	sq ft	sq m	Availability
Unit - 27	5,072	471.20	Available
Total	5,072	471.20	



Viewing & Further Information

Craig Jones
07867 393494
craig@jenkinsbest.com

Anthony Jenkins
07768 233919
anthony@jenkinsbest.com

Henry Best
07738 960012
henry@jenkinsbest.com

Mr Rob Ladd (Cushman & Wakefield)
02920262254 | 07912798717

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/06/2025

Energy performance certificate (EPC)

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

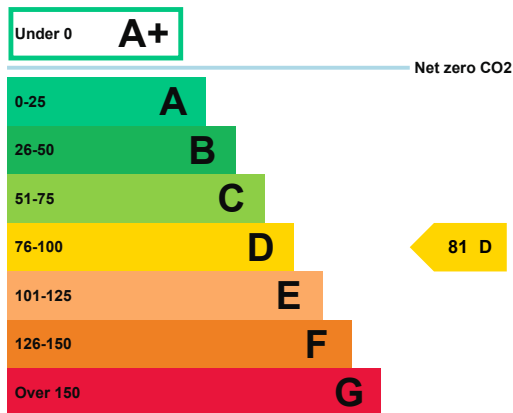
Property type	B1 Offices and Workshop businesses
Total floor area	542 square metres

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 \(/energy-certificate/0299-2315-4040-4600-9803\)](/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	dave.cadwallader@meessolutions.co.uk

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	epc@cibsecertification.org

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