

SECURE SITE



Unit 2 Navigation Yard, Mountain Ash, CF45 4EY

Available November - Modern Trade / Industrial / Warehouse Unit To Let

Summary

Tenure	To Let
Available Size	929 sq ft / 86.31 sq m
Rent	£8,600 per annum payable quarterly in advance
Service Charge	£1,794.06 per annum Budget Year End June 2026
Rates Payable	£2,328.80 per annum Based on 2023 Valuation
Rateable Value	£4,100
EPC Rating	D (87)

Key Points

- Established modern business park
- Gated / fenced estate
- Available November
- Minimum eaves height: 4.2m
- Open plan warehouse /production area with WC
- Access to A4059 leading to A470 and thereafter J.32 M4 and Cardiff
- Units may qualify for Small Business Rates Relief - please enquire with RCT
- Unit to be decorated & LEDS

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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	£272.80 per annum Insurance Premium for Year Ending June 2026
EPC Rating	D (87)

Description

Available November

Modern Mid terrace industrial unit with open plan warehouse and W.C.

Mains services available including 3 phase electricity (gas available but not connected)

Sectional up and over loading door and separate pedestrian access

Units may qualify for 100% small business rates relief - please confirm with local authority

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 with good links to the A470 and M4. Junction 32 of the M4 is 14 miles north of the estate, with Cardiff City Centre a further 5 miles away.

Accommodation

Name	sq ft	sq m	Availability
Unit - 2	929	86.31	Available
Total	929	86.31	

Specification

Min. eaves height 4.2 metres. Max. eaves height 4.5 metres

Roller door - 3.3 metres high by 3 metres wide

3 Phase electricity

Forecourt parking and loading

LEDS to be installed

Unit to be decorated

Gated estate

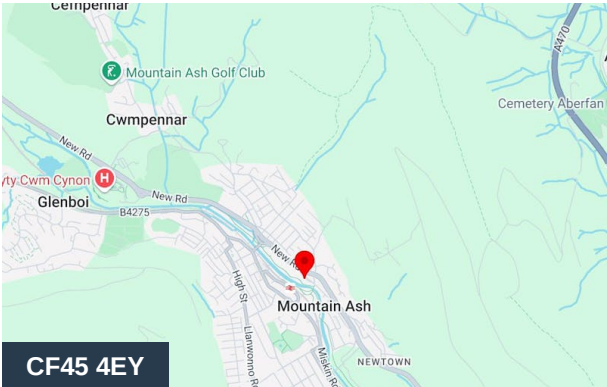
Viewings

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



Viewing & Further Information

 **Craig Jones**
07867 393494
craig@jenkinsbest.com

 **Anthony Jenkins**
07768 233919
anthony@jenkinsbest.com

 **Henry Best**
07738 960012
henry@jenkinsbest.com

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