



**TO LET**

Unit 32, Aberaman Park Industrial Estate,  
Aberdare, **CF44 6DA**

## Coming Soon - Industrial / Warehouse Unit To Let

- Well located light industrial / trade counter / warehouse unit
- Occupiers on the estate include Screwfix
- Steel portal frame construction
- Single level loading door
- New Lease available



### Size

1,983 sq ft (184.23 sq m)

### Rent

£13,250 per annum payable quarterly  
in advance

# Location

Aberaman Park 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.

Occupiers on the Estate include Screwfix, JB Carpets and Welsh Ambulance Trust.

## Connectivity

### Road

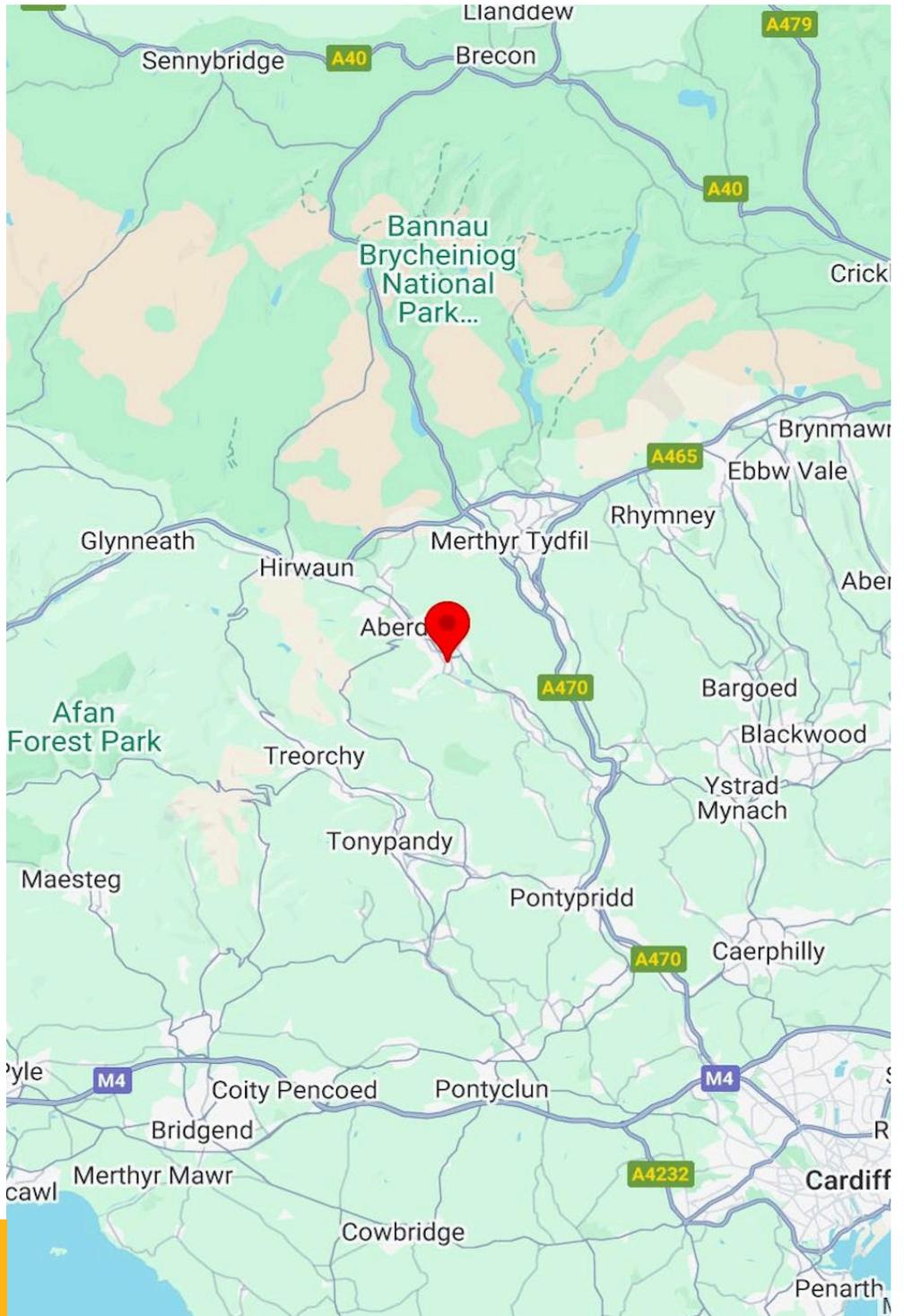
M4 Junction 32 25 Miles



### Cities

Cardiff 25 Miles

Merthyr Tydfil 8 Miles



# Description

Unit 32 is a well located light industrial / trade counter unit on the established Aberaman Park Industrial Estate.

- Light Industrial/trade counter unit
- Minimum eaves height 4m
- Maximum eaves height 5m
- Level loading shutter door - 3m high x 2.57m wide
- Separate pedestrian access
- Disabled WC

# Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
32	1,983	184
<b>TOTAL</b>	<b>1,983</b>	<b>184</b>

# Specification



EPC: D (88)



Maximum clear internal height (m): 5.3



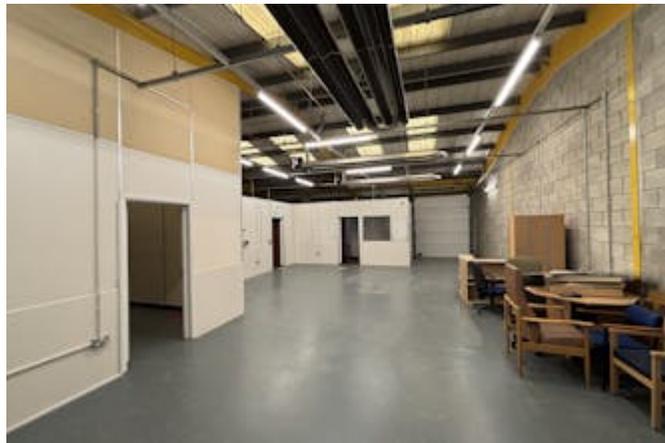
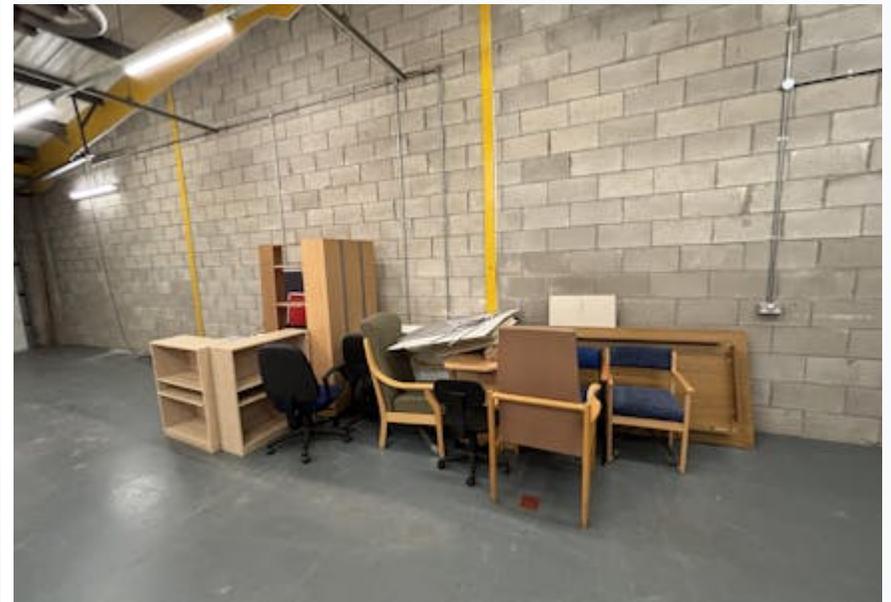
Minimum clear internal height (m): 3.28



Loading Doors (Surface level): 1



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## Viewings

Please contact Jenkins Best or our joint agents

## Terms

Unit 32 is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

## Rent

£13,250 per annum payable quarterly in advance

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £13,500  
Rates Payable: £7,668 per annum Based on 2026 Valuation

## Service charge

£1,700 per annum Budget Year End June 2026

## Insurance

£428.43 per annum Premium for Year Ending Dec 2025. 2026 TBC

## Legal Costs

Each party to bear their own costs

## EPC

D (88)

## VAT

Applicable

## Availability

Available Immediately

## Contact

**Craig Jones**  
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## Joint Agents

**Mr Rob Ladd**  
02920262254 | 07912798717

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

These particulars do not constitute any part of an offer or contract.

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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The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.