

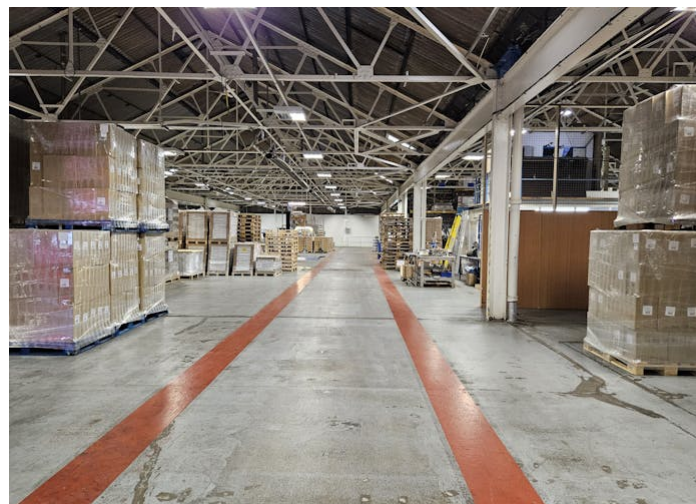


FOR SALE

Unit 6, Ynysboeth Industrial Estate,
Mountain Ash, **CF45 4SF**

Rare opportunity to purchase a freehold, detached industrial unit, occupying a self-contained secure site

- FOR SALE (May Let)
- Detached Industrial Unit on self-contained site (low site density)
- Dedicated Yard
- 3 x level loading doors
- 10,000 sq ft Temporary Warehouse (Not included in GIA)
- Dedicated car parking
- Site Area of c.2.4 acres - surfaced and gated
- Close proximity to A470
- CCTV



Size

32,458 sq ft (3,015.45 sq m)

Price

£975,000 exclusive of VAT

Location

The property is located on the established Ynysboeth Factory Estate off the A4059 between Abercynon and Aberdare, approximately 1.5 miles North West of the A4059 junction with the A470 and A472.

The A4059 provides access to the A465 (Heads Of The Valleys Road) 7 miles to the north and the M4 Motorway 10 miles to the south, via the A470. The property benefits from all town centre amenities in Abercynon and Aberdare.

Local occupiers include TT Electronics, Rocialle Healthcare and Flexicare Medical

Connectivity

Road

M4	13.5 miles
A470	2.2 miles



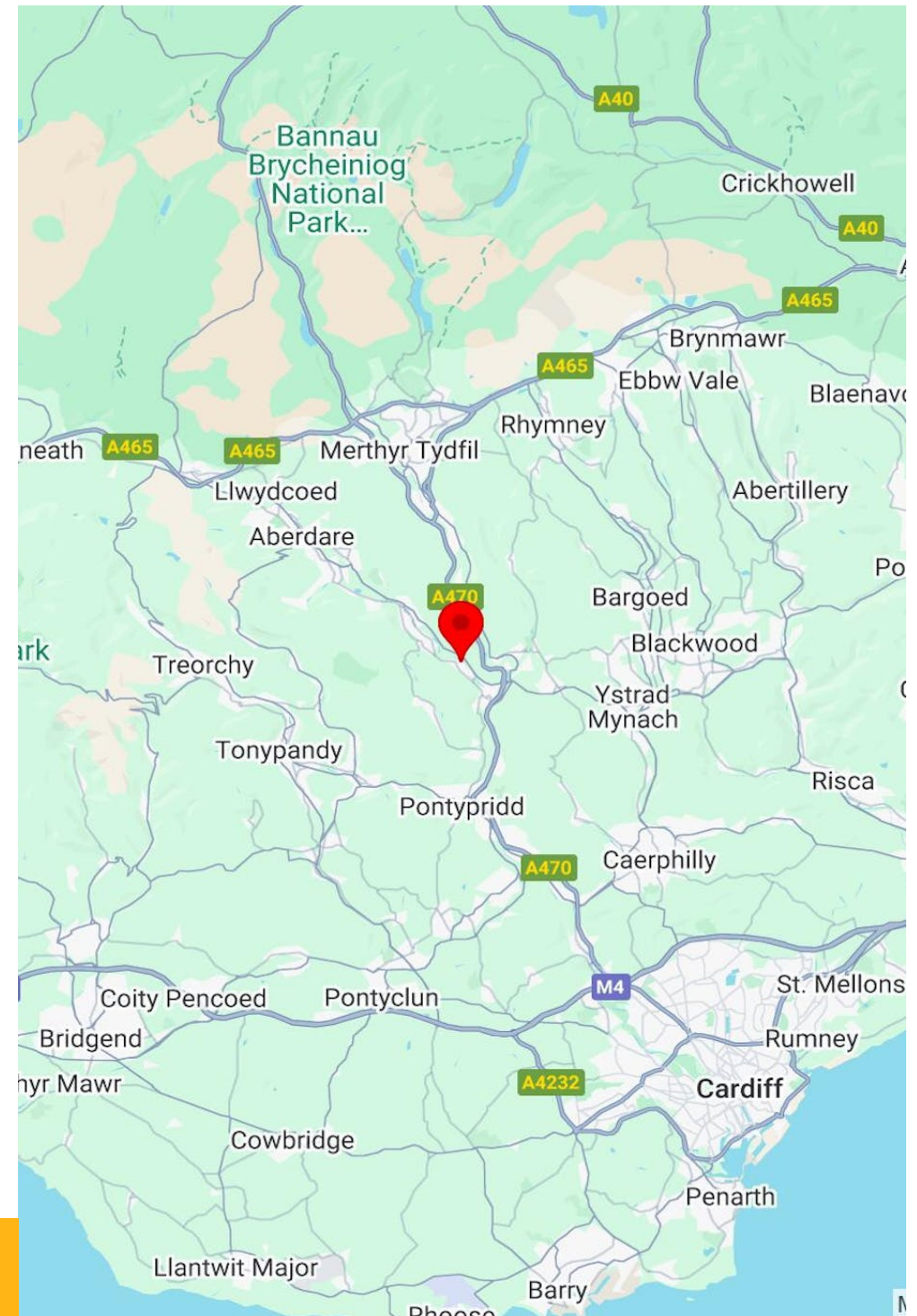
Train Stations

Abercynon	3.9 miles
Cardiff Central	26.6 miles



Airports

Cardiff	25.8 miles
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Description

The subject property comprises a detached industrial warehouse building incorporating 3 warehouse bays providing eaves heights of approximately 3.5m. The building incorporates a lattice frame beneath a metal profile sheet pitched roof. Single storey office accommodation of blockwork construction has been created to the southern and western elevations and provides a combination of open plan and cellular offices, WC facilities, canteen and ancillary accommodation.

- Detached industrial unit
- c.2.4 acre site with dedicated yard area
- 3 loading doors (2 - 3.66m x 3.19m and 1 - 3.66m x 3.83m)
- Integral offices, canteen and changing facilities
- Strip lighting to warehouse and LEDs to offices
- 3 phase power
- Fire alarm
- Security alarm
- Broadband

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	32,458	3,015
TOTAL	32,458	3,015

Specification



EPC: E (117)



Kitchen



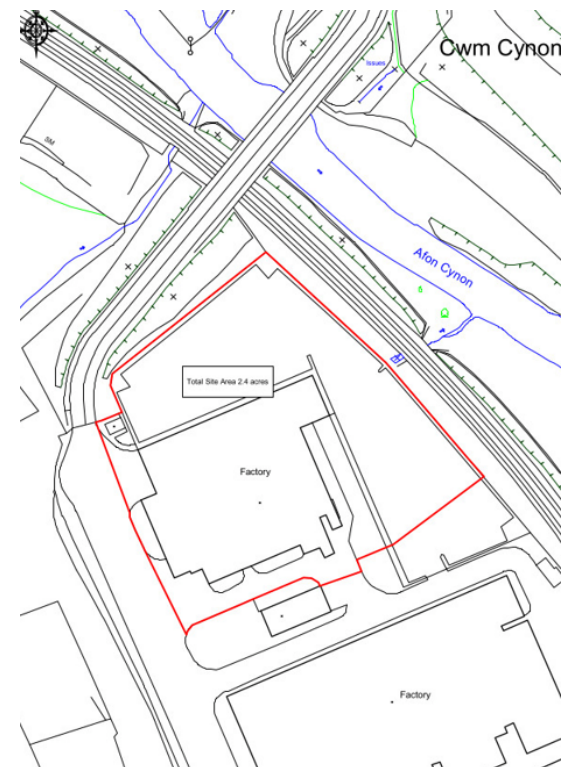
Yard depth (m): 40



Secure yard

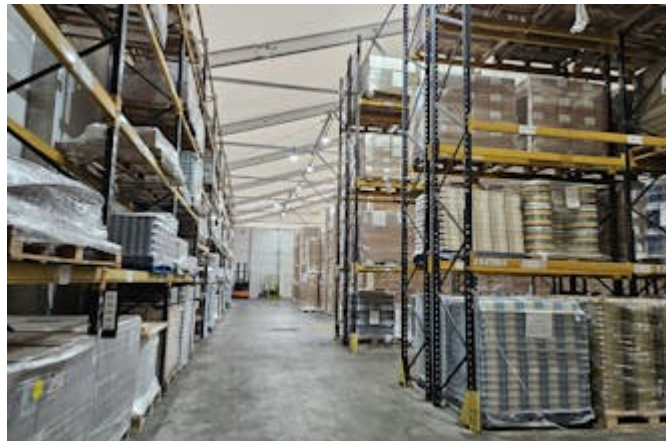


Loading Doors
(Surface level): 3





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Viewings

Viewing by appointment only

Terms

Available Freehold with vacant possession.
Alternatively a lease may be considered.

Price

£975,000 exclusive of VAT

Business rates

Rates Payable: to be reassessed

Service charge

n/a

Legal Costs

Each party to bear their own costs

EPC

E (117)

VAT

Applicable

Availability

Coming soon

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

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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.