

END OF TERRACE UNIT



Unit 26, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	3,023 sq ft / 280.85 sq m
Rent	£17,385 per annum payable quarterly in advance
Service Charge	£2,010 per annum Budget Year End June 2025
Rates Payable	£6,603.50 per annum Based on 2023 valuation
Rateable Value	£11,750
EPC Rating	D (92)

Key Points

- Established industrial / trade location
- Ground Floor office content, WC and kitchen in warehouse
- Occupiers on the estate include Screwfix, JB Carpets, Dragons Den & Welsh Ambulance Service.
- Popular estate in close proximity to Aberdare Town Centre and Riverside Retail Park
- Max eaves height of 4.5m

Unit 26, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Summary

Available Size	3,023 sq ft
Rent	£17,385 per annum payable quarterly in advance
Rates Payable	£6,603.50 per annum Based on 2023 valuation
Rateable Value	£11,750
Service Charge	£2,010 per annum Budget Year End June 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£595 per annum Approximate Premium for Year Ending Dec 2024
EPC Rating	D (92)

Description

End of terrace light industrial unit located on a popular established industrial / trade estate. Warehouse area served by 1 No. roller shutter door, steel portal frame construction with a minimum eaves height of 4.9 metres. Separate pedestrian entrance with single storey office and welfare accommodation.

Location

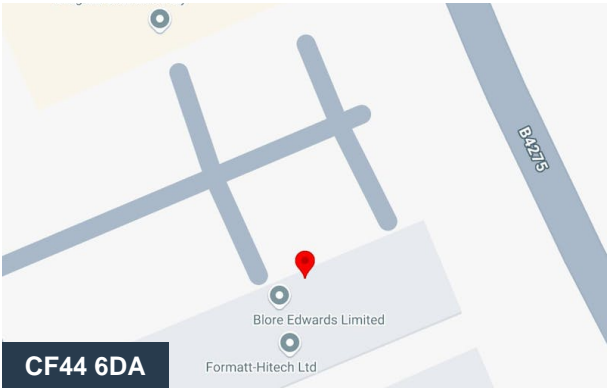
Aberaman Industrial Estate is a well established business location, approximately one mile south of the town of Aberdare. Aberdare is approximately 25 miles north west of Cardiff and 8 miles west of Merthyr Tydfil. The estate is prominently located close to the A459 which leads to the A470 dual carriageway and Junction 32 of the M4 motorway, approximately 15 miles to the south.

Specification


- WC facilities
- Minimum eaves height 3.2m
- Maximum eaves height 4.5m
- Level loading shutter door - 3m high x 2.6m wide
- Separate pedestrian access
- All mains services


Terms


New Full Repairing & insuring Lease available - for a Term to be agreed.



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 10/04/2025