

BENEFITS FROM 100% RATES RELIEF



Unit 38, Hirwaun Industrial Estate, Hirwaun, CF44 9UP

Industrial / Warehouse Unit.

Summary

Tenure	To Let
Available Size	494 sq ft / 45.89 sq m
Rent	£3,960 per annum
Service Charge	£434.92 per annum Budget Year End June 2026
Rates Payable	£1,249.60 per annum Based on 2023 valuation
Rateable Value	£2,200
EPC Rating	C (54)

Key Points

- Well located Warehouse / Production Unit -Close proximity to A465
- Terraced unit with forecourt loading / parking
- Unit currently qualifies for 100% small business rates relief
- Within gated compound
- All mains services available

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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	£142.60 per annum Insurance premium for year ending June 2026
EPC Rating	C (54)

Description

Hirwaun Industrial Estate has been progressively developed since the 1940s. Today the estate in total extends to around 65 hectares (163 acres) with a total built accommodation of approximately 92,937 sq m (1,000,000 sq ft). The estate offers a wide range of accommodation and sites.

Location

Hirwaun Industrial Estate is situated approximately 4 miles west of Aberdare Town Centre, 17 miles north of Swansea and 25 miles north west of Cardiff. The A470 dual carriageway gives easy access to the area from Cardiff and Junction 32 of the M4, whilst the A465(T) Heads of the Valleys Road provides easy access to other South Wales Valleys, West Wales as well as the Midlands via the M5 and A40

Specification

Mid-terrace steel portal frame unit with a toilet.

- Min. eaves height 3.4 metres. Max. eaves height 4 metres.
- Roller shutter door - 2.3 metres high by 1.9 metres wide.
- Forecourt parking and loading
- Gated compound

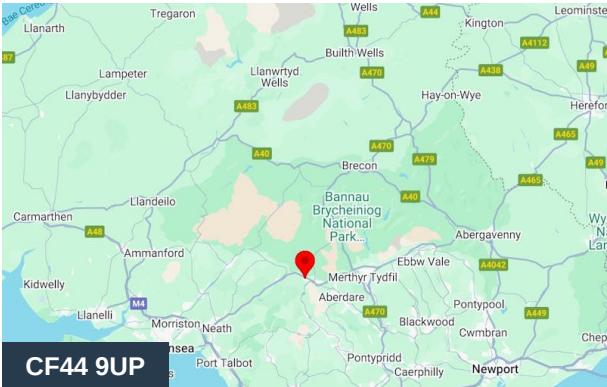
Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Small business rates relief

The unit should qualify for 100% small business rates relief:

<https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-andpremises/business-rates-wales#guides-tabs--2>



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