



## Land At Rhigos Road

Hirwaun, Aberdare, CF44 9UD

### External Storage Land Available To Let

**1 to 8 Acres**

(0.40 to 3.24 Hectares)

- Suitable for a variety of uses (subject to planning)
- Site can be sub-divided or taken as a whole (From 1 acre to 8 acres)
- Generally level brownfield site
- Available immediately
- Prominent location with roadside frontage onto Rhigos Road

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## Summary

<b>Available Size</b>	1 to 8 Acres
<b>Rent</b>	Rent on application
<b>Business Rates</b>	All enquiries to be made to the Valuation Office.
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Location

The site is located adjacent to Hirwaun Industrial Estate, approximately 4 miles west of Aberdare Town Centre, 17 miles northeast of Swansea and 25 miles northwest of Cardiff.

The A470 dual carriageway gives access to the property from Cardiff and the M4, whilst the A465 provides good links to West Wales as well as the Midlands via the M5 and A40.

Improvement works to the Heads of the Valleys road are ongoing.

## Description

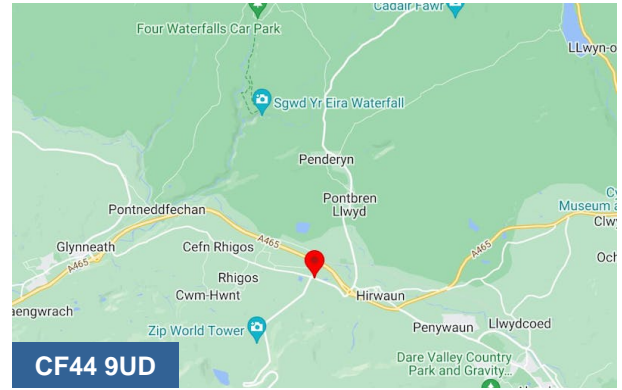
The site comprises a large plot, adjacent to Hirwaun Industrial Estate and Tower Colliery and is predominantly hard core surface, with a concrete access route running along the eastern perimeter.

The site could possibly be sub-divided to accommodate smaller requirements, and could be used for external storage compound use, subject to planning.

The whole site measures 8 acres (3.32 hectares)

## Terms

Land is available to lease by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.



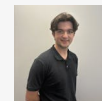
## Viewing & Further Information



**Ben Bolton**

02920 346376

ben.bolton@coark.com



**Max Wood**

02920346336

max.wood@coark.com