

Gasworks Road Industrial Estate

Aberaman, CF44 6RS

Warehouse | 1,180 ft²



Easy access to A470



Roller shutter



Min eaves 3 m, max eaves 4.55 m



Secure gated estate



To be refurbished

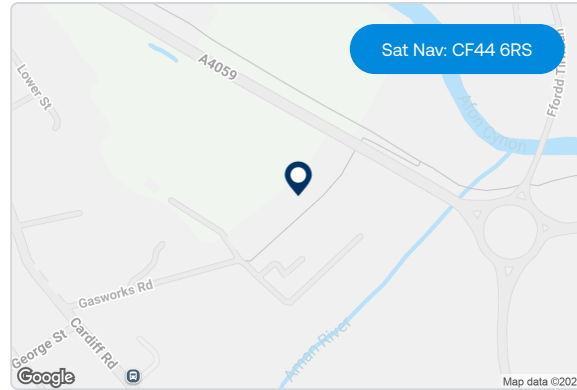
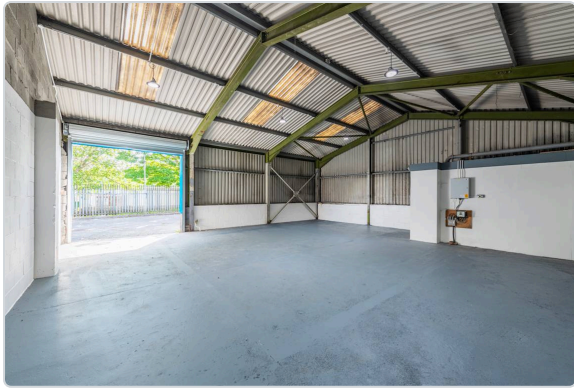


EPC rating C

Available to Let

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Description

Gasworks Road Industrial Estate is located close to the centre of the village of Aberaman. The estate comprises 6 units within a fenced and gated compound, approximately 1 mile southeast of Aberdare town centre. Unit 1 at Gasworks Road is an end of terrace warehouse unit, with a 2.9 m x 3 m electric roller shutter door. The unit is of steel portal frame construction with a minimum eaves height of 3 m and maximum eaves height of 4.55 m.

Further information

EPC Unit
1: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Location

The estate is approximately one mile south of the town of Aberdare. Aberdare is approximately 25 miles northwest 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
1	Warehouse	1,180	Immediately	720
Total		1,180		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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