



TRADE PARK

Aberaman Park Industrial Estate,
Aberdare, CF44 6DA

Dock and Level Access Loading

Self-contained 4.28 acre (1.73 ha) site
together with surfaced yard.

Ability to incorporate adjacent
expansion land of 0.95 acres (0.38 ha)
in addition.

Excellent road links to the A470,
A465 and M4

Established business location

**WAREHOUSE /
DISTRIBUTION UNIT**
5,628.89 SQ M (60,589 SQ FT)



TO LET



TO LET - WAREHOUSE / DISTRIBUTION PREMISES WITH YARD

LOCATION

C1 Trade Park, which forms part of Aberaman Park Industrial Estate, is located approximately one mile south of the town of Aberdare. Aberdare lies approximately 25 miles northwest of Cardiff and 8 miles west of Merthyr Tydfil.

The estate benefits from excellent road connections with direct access to the A4059 / A470. Both roads link to Junction 32 of the M4 motorway, 16 miles to the south. The Heads of the Valleys dual carriageway (A465) is approximately 5 miles to the north. Other occupiers on the estate include Screwfix, Toolstation and Royal Mail.



Rear loading yard

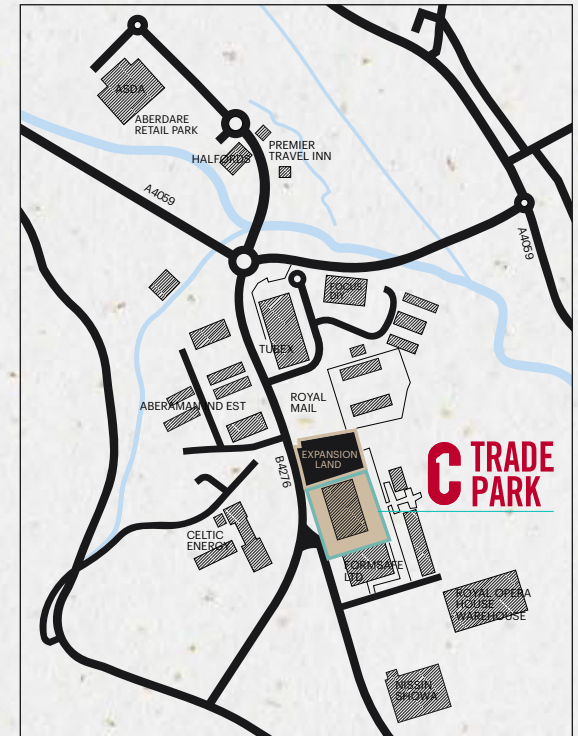
TENURE

The property is available by the way of a new Full Repairing and Insuring lease, for a term of years to be agreed.



Front elevation

All plans and maps are included for identification purposes only.



WELL CONNECTED

Cardiff	21.7 Miles	— 36 mins
Newport	30.4 miles	— 42 mins
Merthyr Tydfil	8.7 miles	— 18 mins
Pontypridd	10.7 miles	— 18 mins

ROAD LINKS

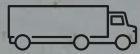
A4059	>1 mile	— 4 mins
A465	4.9 miles	— 13 mins
A470	5.9 miles	— 15 mins
M4	(J32) 17.1 miles	— 31 mins

**WAREHOUSE /
DISTRIBUTION UNIT**
5,546.68 SQ M (59,704 SQ FT)

DESCRIPTION

The property comprises a warehouse / distribution unit arranged over a total of 6 smaller units that have been combined to create an open plan configuration. Vehicle loading is provided to the rear elevation via a total of 6 level access and 5 dock loading doors, opening onto a tarmac surfaced, secure yard (up to a maximum depth of 35m). Car parking is provided to the front elevation. There are two points of entry to site, to the front and rear boundaries.

Minimum eaves height to the warehouse area is 6m, rising to a pitch height of 9m. Specification includes steel portal frame construction with profiled steel clad elevations and roof. Office and ancillary accommodation is of block construction and arranged over two storeys, located to the front of the building.



Large rear surfaced loading yard



5 dock loading doors and 6 level access doors to the rear elevation plus 2 level access doors to the front elevation



6m eaves, rising to a pitch of 9m



Ancillary office accommodation



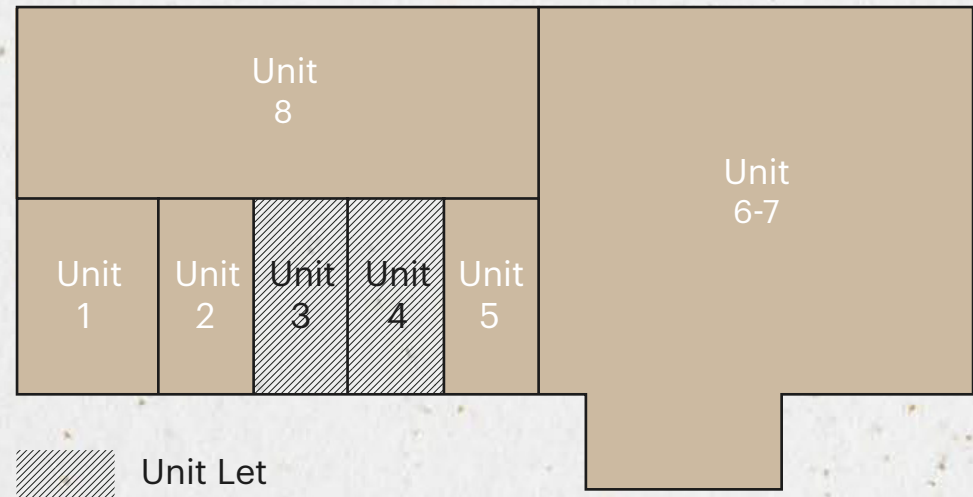
Total site of 5.22 acres (2.11 ha), including potential expansion land of 0.95 acres (0.38 ha). Excluding the expansion land the site measures 4.28 acres (1.73 ha).



Excellent road links

ACCOMMODATION

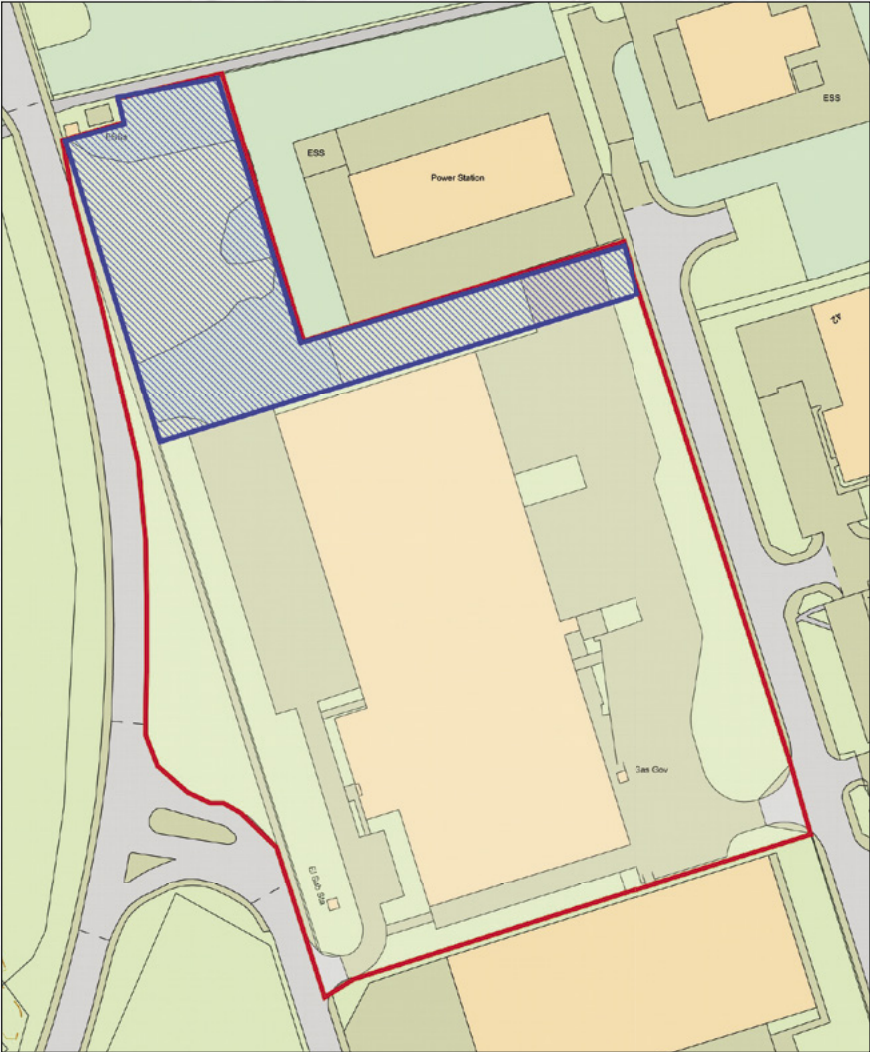
Unit	Sq Ft	Sq M
Unit 1	4,719	438.44
Unit 2	3,050	283.35
Unit 3	LET	
Unit 4	LET	
Unit 5	3,059	284.20
Unit 6-7	35,520	3,021.23
Unit 8	17,240	1,601.67
Total	60,589	5,628.89



For identification purposes only

EXPANSION LAND

The expansion land to the north of the unit (shown hatched blue on the below plan, for identification purposes) measures circa 0.95 acres (0.38 ha). This land could be included within the demise, by way of separate negotiation, and surfaced to suit a specific occupier's requirement.



Unit 1 - Front elevation



Rear loading yard



RENT

Rent on application.

RATEABLE VALUE

RV: £119,000
UBR (2021-22): 53.5p
Rates Payable: £63,665 per annum

Interested parties are advised to make their own enquiries with the Local Authority.

SERVICES

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability, connectivity and capacity.

VAT

VAT will be charged on all costs.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.

EPC

To be reassessed. A full copy of the EPC will be made available to enquiring parties.

ENQUIRIES

For further information and to arrange an inspection, please contact the sole agents:

Chris Yates

07850658050

chris.yates@cushwake.com

Rob Ladd

07912798717

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Design by **MartinHopkins**
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