



TO LET

Unit 32, Aberaman Park Industrial Estate,
Aberdare, **CF44 6DA**

Coming Soon - Industrial / Warehouse Unit To Let

- Well located light industrial / trade counter / warehouse unit
- Occupiers on the estate include Screwfix
- Steel portal frame construction
- Single level loading door
- New Lease available



Size

1,983 sq ft (184.23 sq m)

Rent

£13,250 per annum payable quarterly
in advance

Location

Aberaman Park 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.

Occupiers on the Estate include Screwfix, JB Carpets and Welsh Ambulance Trust.

Connectivity

Road

M4 Junction 32 25 Miles



Cities

Cardiff 25 Miles
Merthyr Tydfil 8 Miles



Description

Unit 32 is a well located light industrial / trade counter unit on the established Aberaman Park Industrial Estate.

- Light Industrial/trade counter unit
- Minimum eaves height 4m
- Maximum eaves height 5m
- Level loading shutter door - 3m high x 2.57m wide
- Separate pedestrian access
- Disabled WC

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
32	1,983	184
TOTAL	1,983	184

Specification



EPC: D (88)



Maximum clear internal height (m): 5.3



Minimum clear internal height (m): 3.28



Loading Doors (Surface level): 1



Unit 32, Aberaman Park Industrial Estate,
Aberdare, **CF44 6DA**



Sat Nav. CF44 6DA



/////narrates.roughness.violinist



what3words

Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 32 is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

Rent

£13,250 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £13,500
Rates Payable: £6,777 per annum Based on 2026 Valuation

Service charge

£1,700 per annum Budget Year End June 2026

Insurance

£428.43 per annum Premium for Year Ending Dec 2025. 2026 TBC

Legal Costs

Each party to bear their own costs

EPC

D (88)

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491
tom@jenkinsbest.com

Henry Best

07738 960012
henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.