Jenkins Best
jenkinsbest.com

Industrial

600 sq ft (55.74 sq m)



TO LET

Unit 3, Cwm Cynon Business Park, Mountain Ash, CF45 4ER

Available Now - Modern Trade / Industrial Unit To Let

- Available September
- Established modern business park
- Open plan warehouse /production area with WC
- Gated / fenced estate
- Direct access to A4059 leading to A470 and thereafter J.32 M4 and Cardiff
- LED Lighting
- 24 Hour Acces
- EPC 'C'
- Unit may qualify for an element of Small Business Rates Relief - please confirm with RCT

Jenkins Best
jenkinsbest.com





Size

600 sq ft (55.74 sq m)

Rent

£8,100 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

The property is located on an established Business Park to the south of Mountain Ash in the Cynon Valley with direct access to the A4059 and in turn the A470 at Abercynon which is approximately 2.5 miles away.

Merthyr Tydfil is 11 miles ot the north, Pontypridd 7 miles to the south and Aberdare 5 miles north west.

J32 of the M4 is 13 miles away with Cardiff city centre a further 5 miles.

Connectivity

Road

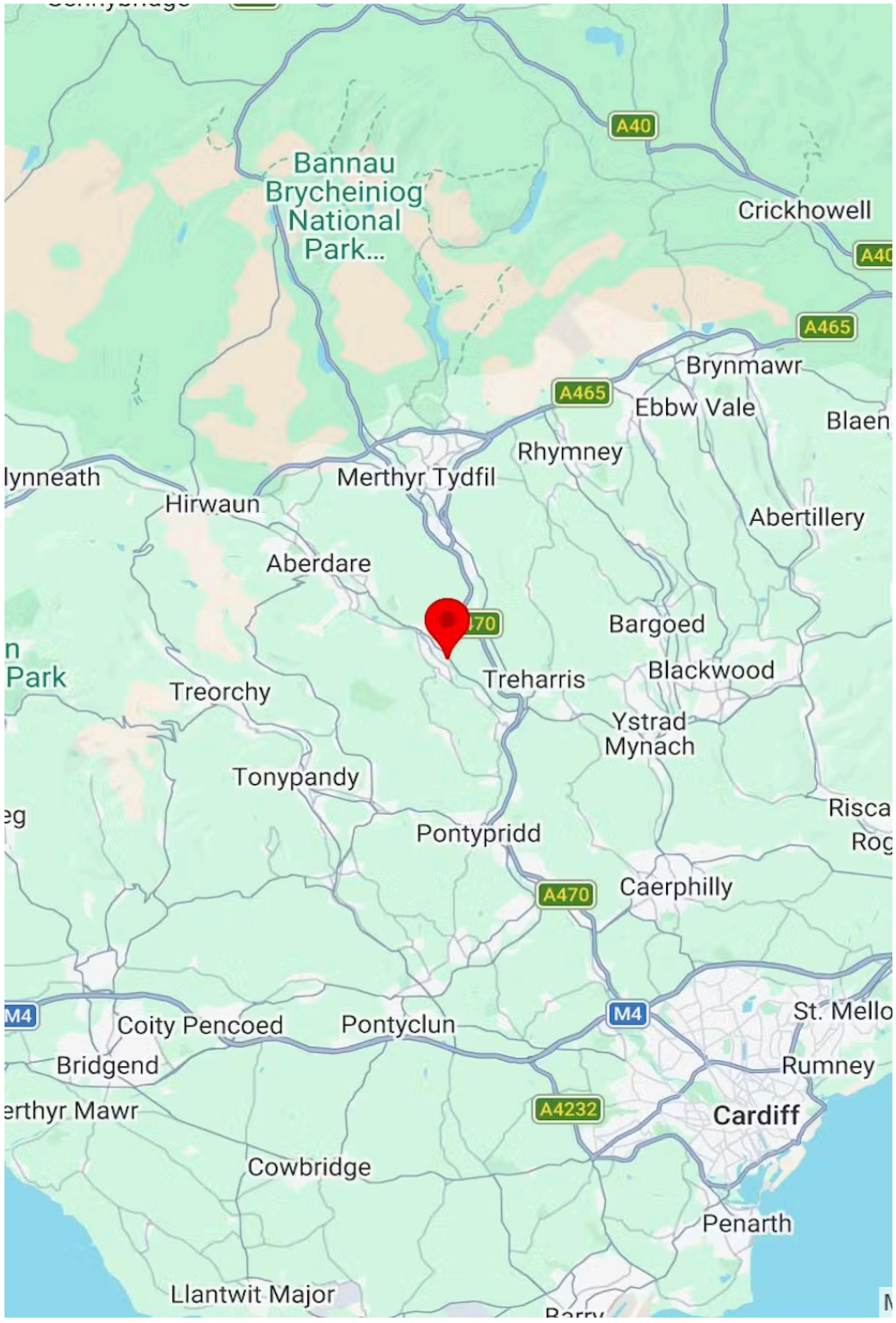
A470	2.5 miles
M4 (Jct 32)	13 miles

Cities

Cardiff	14 miles
Aberdare	7 miles
Pontypridd	7 miles

Train Stations

Penrhiwceiber	0.2 miles



Jenkins Best
jenkinsbest.com

Description

Cwm Cynon Business Park comprises a series of small industrial/ warehouse units, arranged in three separate terraces and accessed via the main estate road.

These mid-terraced units are of steel portal frame construction. Externally, the units have steel profile cladding.

he roofs are dual pitched steel cladding sheets incorporating translucent roof lights. Internally, the units have W/C facilities and LED lighting throughout.

The units are accessed through a pedestrian door and benefit from full height roller shutter doors.

- Fenced and gated estate
- Forecourt parking and loading
- Min. eaves height 5.2 metres. Max. eaves height 6.3 metres.
- Up and over door - 3.95 metres high by 3 metres wide.
- Internal disabled W.C
- LED lighting.
- All mains services
- Sectional up and over loading door and separate pedestrian access
- Unit may qualify for an element of small business rates relief - please confirm with local authority

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	600	56
TOTAL	**600**	**56**

Specification

EPC: C (64)

Minimum clear internal height (m): 5.2

Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 6.3



Jenkins Best
jenkinsbest.com



Unit 3, Cwm Cynon Business Park, Mountain Ash, CF45 4ER







Jenkins Best
jenkinsbest.com

Sat Nav. **CF45 4ER**



Viewings

Via Jenkins Best

Terms

The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application

Rent

£8,100 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £7,700
Rates Payable: £3,865.40 per annum Based on April 2026 Valuation

Service charge

£895 per annum Budget Year End June 2026

Insurance

£180 per annum Approximate Premium for Year Ending June 2026

Legal Costs

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

EPC

C (64)

VAT

Applicable

Availability

Available September 2026

Jenkins Best
jenkinsbest.com

Contact

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

Hayley Macentee
02920340033
hayley@jenkinsbest.com

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

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

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

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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 satisty 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.

07/09/2026