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Industrial

600 sq ft (55.74 sq m)



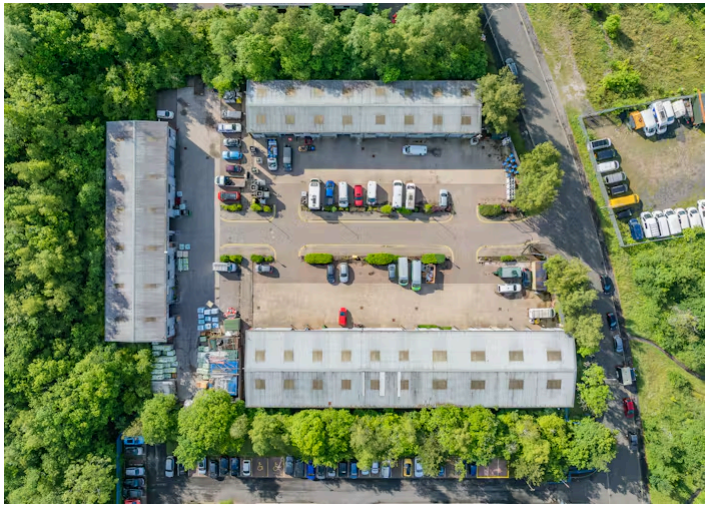
TO LET

Unit 6, Cwm Cynon Business Park, Mountain Ash, CF45 4ER

Modern Trade / Industrial Unit To Let

- Available July
- 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
- Unit may qualify for 100% Small Business Rates Relief - please confirm with RCT





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

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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

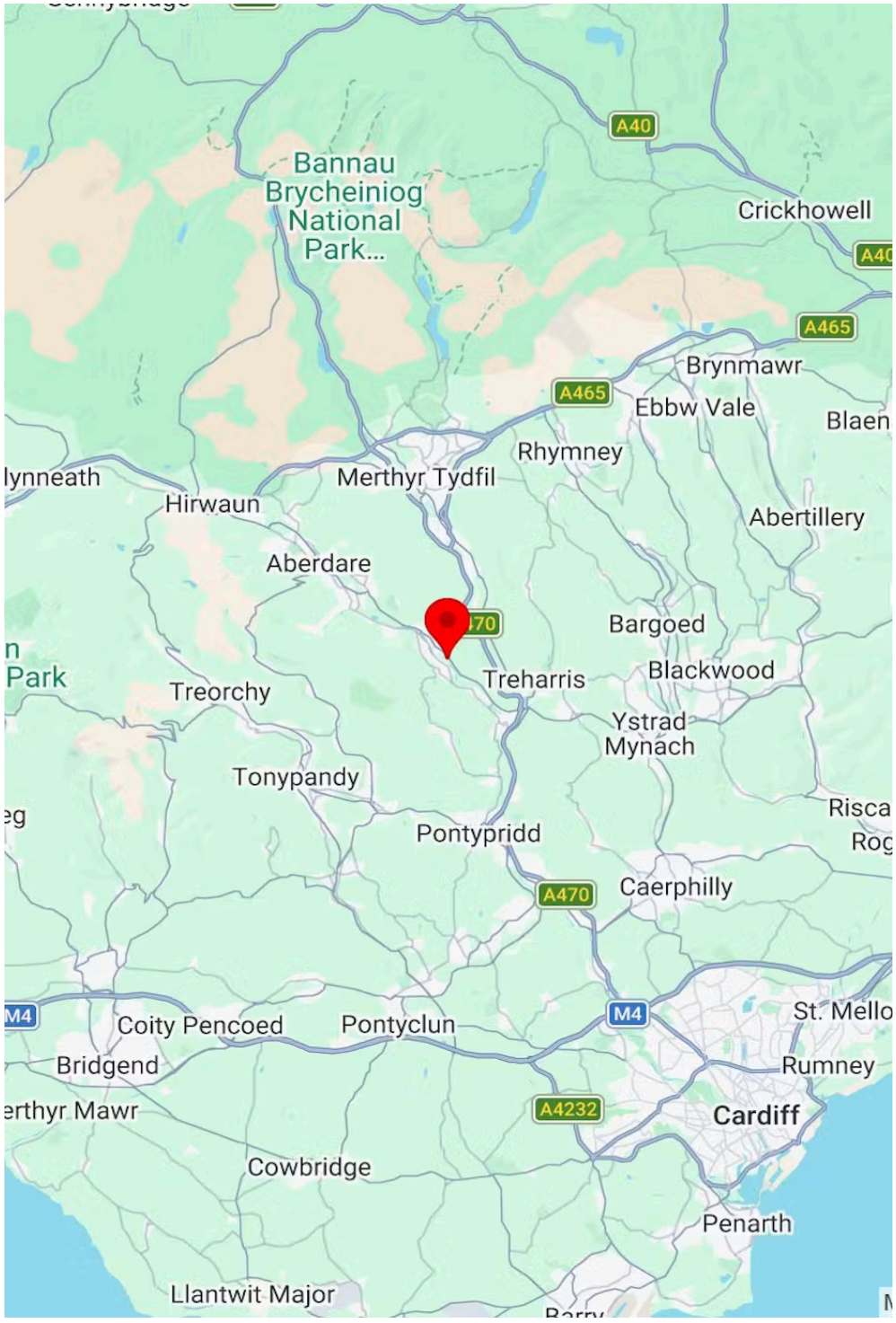
A470	2.5 miles
M4 (Jct 32)	13 miles

Cities

Cardiff	14 miles
Aberdare	7 miles
Pontypridd	7 miles

Train Stations

Penrhiwceiber	0.2 miles



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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 qualifies for small business rates relief - please confirm with local authority

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
6	600	56
TOTAL	**600**	**56**

Specification

EPC: EPC

Minimum clear internal height (m): 5.2

Car Parking

Loading Doors (Surface level): 1

Maximum clear internal height (m): 6.3



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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: £5,000
Rates Payable: £2,510 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

VAT

Applicable

Availability

Available July 2026

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Regulated by RICS

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All terms quoted exclusive of VAT unless otherwise stated.

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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.

22/10/2026