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Industrial

10,215 sq ft (949 sq m)



TO LET

Unit 42, Hirwaun Industrial Estate, Hirwaun, CF44 9UP

Recently Refurbished - Industrial / Warehouse To Let with parking

- Well located Detached Warehouse / Production Unit with expansion land
- Established Industrial Location
- Close proximity to A465 which provides excellent road access to the whole of South Wales.
- Internal two storey office block with toilets
- Separate office parking and forecourt loading / car parking area's
- LED lighting installed throughout.
- Single level electric roller shutter door, measuring 3.6 m wide x 4.5 m high
- All mains services available
- Recently refurbished throughout
- Virtual Tour Available

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Size

10,215 sq ft (949 sq m)

Rent

£48,522 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Hirwaun Industrial Estate is situated approximately 4 miles west of Aberdare Town Centre, 17 miles north of Swansea and 25 miles north west of Cardiff.

The A470 dual carriageway (6 miles away at Merthyr) leads south to Cardiff and Junction 32 of the M4, whilst the A465(T) Heads of the Valleys Road provides easy access to other South Wales Valleys, West Wales as well as the Midlands via the M5 and A40.

Bristol, Cardiff and Birmingham airports are all within easy reach. Key Welsh ports including Cardiff, Newport, Swansea and Port Talbot are all within a 35 mile radius.

Connectivity

Road

A465	2 miles
A470	7 miles
M4	14 miles

Cities

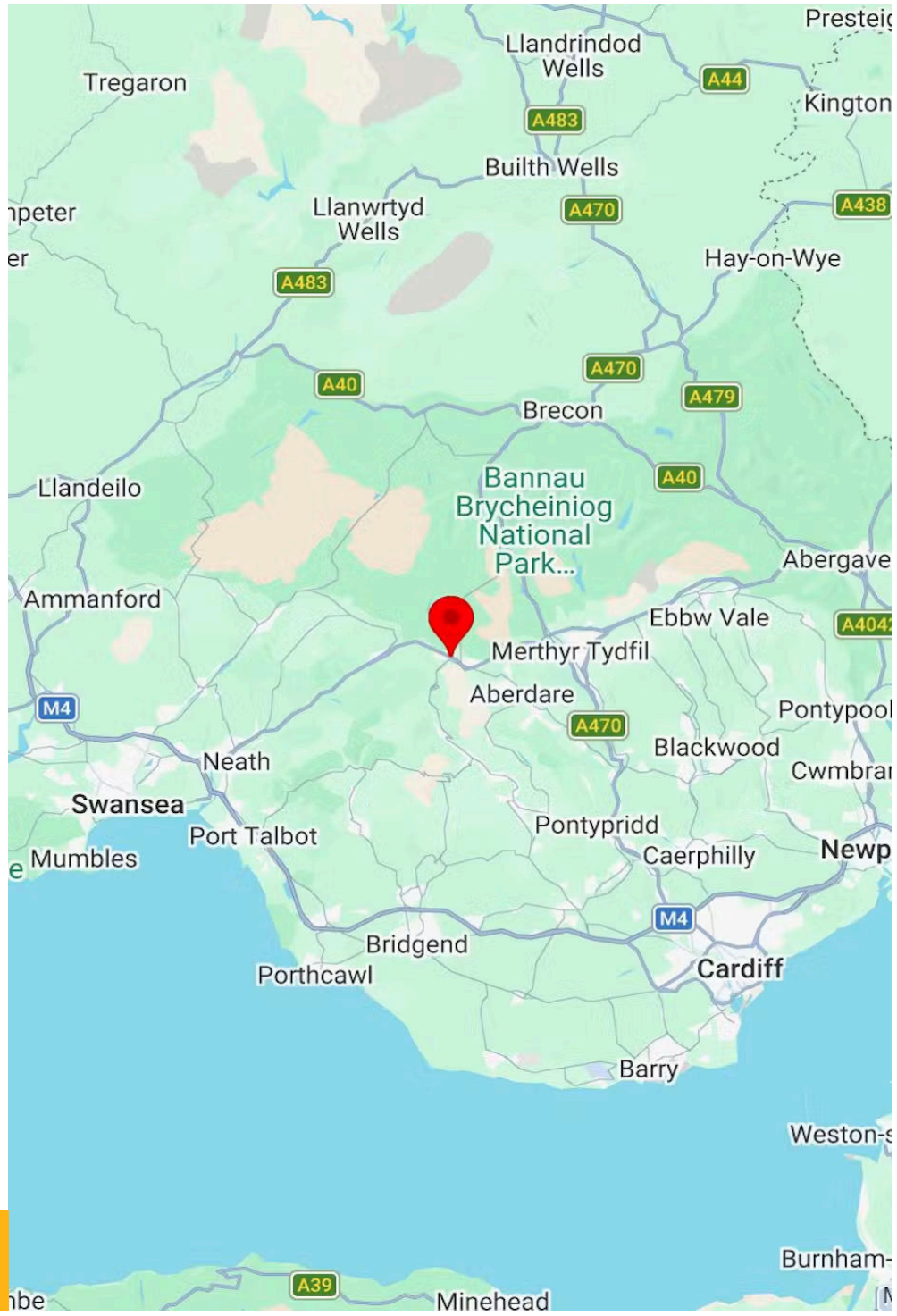
Aberdare	4 Miles
Swansea	17 Miles
Cardiff	25 Miles

Train Stations

Aberdare Train Station	5.7 miles

Airports

Cardiff Airport	26 miles



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Description

Hirwaun Industrial Estate has been progressively developed since the 1940s.

Today the estate in total extends to around 65 hectares (163 acres) with a total built accommodation of approximately 92,937 sq m (1,000,000 sq ft).

The estate offers a wide range of accommodation and sites.

Unit 42 is located towards the main entrance to the estate and is within a self-contained site.

The unit is mainly open plan production /warehouse of steel portal frame construction with profile sheet clad elevations under a pitched roof. To the rear of the unit is expansion land which is landscaped and could be utilised as outdoor amenity space.

- Detached Industrial Unit with two storey office accommodation, WCs and kitchen facilities.
- Refurbished
- Minimum eaves height of 5.5 m and maximum eaves height of 8.1m
- Single level electric roller shutter door, measuring 3.6 m wide x 4.5 m high
- Dedicated office parking
- Seperate loading /parking area

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
42	10,215	949
TOTAL	**10,215**	**949**

Specification

EPC: C (63)

Minimum clear internal height (m): 5.5

Lighting Type: LED

Secure yard

Maximum clear internal height (m): 8.1



Ground Floor

First Floor

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Sat Nav. CF44 9UP
42
To Let
Mileway
40-42
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what3words

Viewings

Please contact Jenkins Best or our joint agents

Terms

The premises are available by way of a new full repairing and insuring lease, for a term of years to be agreed.

Rent

£48,522 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: £53,500
Rates Payable: £30,388 per annum Based on 2026 valuation

Service charge

£6,685 per annum Budget Year End June 2026

Insurance

£2,664.22 per annum Insurance premium for year ended 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 (63)

VAT

Applicable

Availability

Available March 2025

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Contact

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

Henry Best
07738 960012
henry@jenkinsbest.com

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

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

Joint Agents

Mr Neil Francis
02920440147 | 07766511983

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

029 2034 0033
jenkinsbest.com

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02/11/2026