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Industrial

1,500 sq ft (139.35 sq m)



TO LET

Unit 36, Aberaman Park Industrial Estate, Aberdare, CF44 6DA

Unit to Let on popular estate - Recently Redecorated

- Well located light industrial / trade counter unit
- Occupiers on the estate include Screwfix
- Steel portal frame construction
- Single level loading up and over loading door
- Unit may benefit from an element of small business rates relief
- New LED Lighting
- Unit redecorated





Size

1,500 sq ft (139.35 sq m)

Rent

£10,500 per annum payable quarterly in advance

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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.

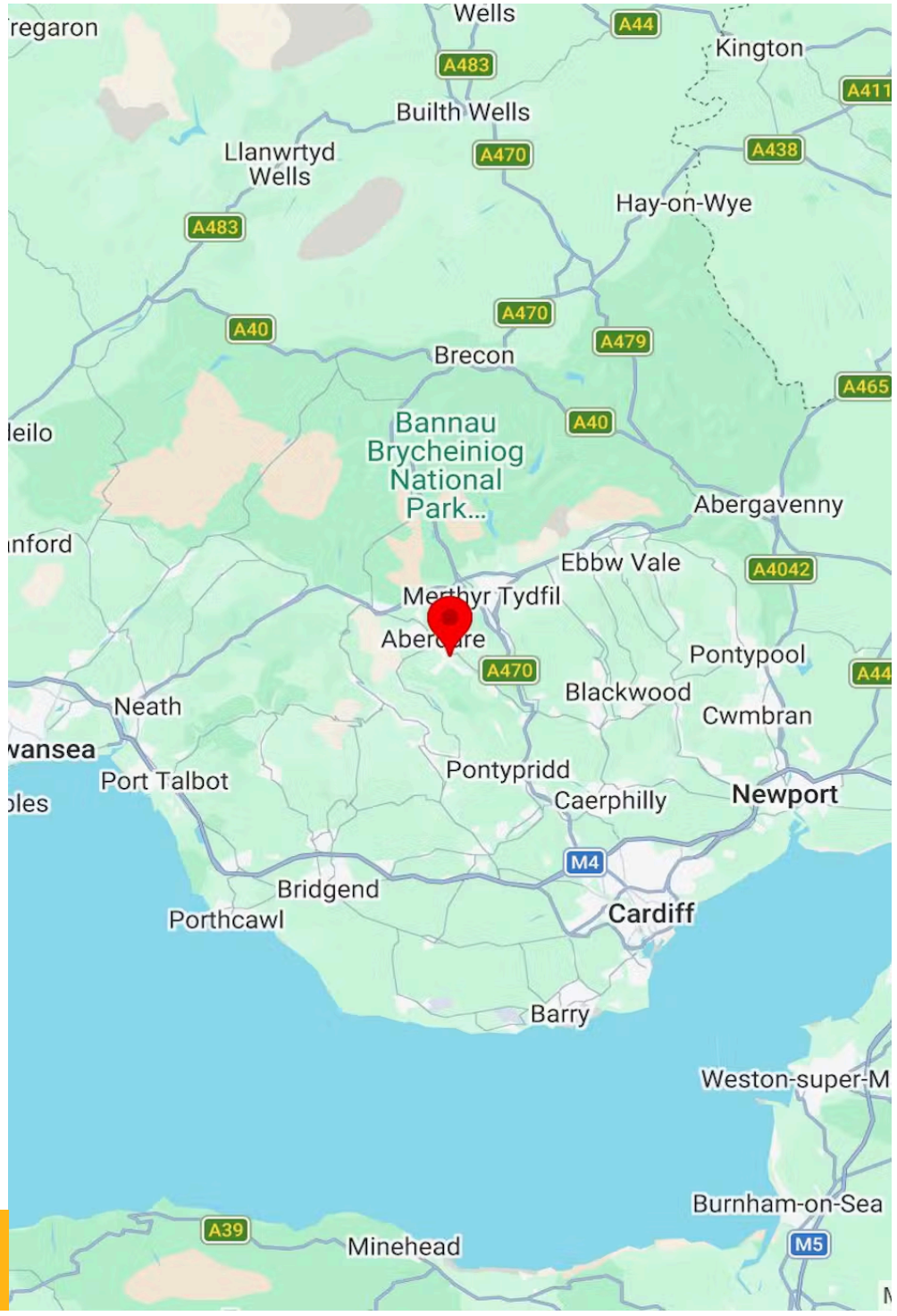
Connectivity

Road

M4 Junction 32	25 miles

Cities

Cardiff	25 miles
Merthyr Tydfil	8 miles



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Description

Unit 36 is a well located light industrial / trade counter unit on the established Aberaman Park Industrial Estate.

- WC facilities
- Minimum eaves height 3.2m
- Maximum eaves height 4.5m
- Level loading shutter door - 3m high x 2.6m wide
- Separate pedestrian access
- All mains services
- LED Lighting

Specification

EPC: D (87)

Maximum clear internal height (m): 4.5

Loading Doors (Surface level): 1

Minimum clear internal height (m): 3.2

Lighting Type: LED



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Viewings

Please contact Jenkins Best or our joint agents

Terms

Unit 36 is available by way of a new Full Repairing and Insuring Leases for a term of years to be agreed.

Rent

£10,500 per annum payable quarterly in advance

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £10,000
Rates Payable: £5,020 per annum Based on 2026 Valuation

Service charge

£1,280 per annum Budget Year End June 26

Insurance

£293.74 per annum Premium for Year Ending Dec 2025. 2026 TBC

Legal Costs

Each party to bear their own costs

EPC

D (87)

VAT

Applicable

Availability

Available Immediately

Contact

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Regulated by RICS

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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.

29/10/2026