

TO LET – WORKSHOP / TRADE COUNTER UNIT



## Unit 4 - C1 Trade Park

Aberaman Park Industrial Estate

ABERDARE, CF44 6DA



## Trade Counter / Workshop Unit

284.20 sq m (3,059 sq ft)

### Property Highlights

- Terraced workshop / trade counter unit
- Fronting onto the B4275
- Level access loading door
- Minimum eaves height of 6.00m
- Office / welfare accommodation in situ
- Shared car parking to the front elevation

For further information, please contact:

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### Location

C1 Trade Park, which forms part Aberaman Park Industrial Estate, is located approximately one mile south of the town of Aberdare. Aberdare lies approximately 25 miles northwest of Cardiff and 8 miles west of Merthyr Tydfil.

The estate benefits from excellent road connections with direct access to the A4059 / A470. Both roads link to Junction 32 of the M4 motorway, 16 miles to the south.

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### Description

The unit in question comprises a mid terrace trade counter / workshop unit.

Vehicle loading is provided to the front elevation via a level access loading door with office and WC accommodation built in. Shared car parking is provided to the front elevation with a single entry / exit point into site via a shared accessway.

### Tenure

The property is available by the way of a new Full Repairing and Insuring lease, for a term of years to be agreed.

### Rent

£5.50 per sq ft

### Rateable Value

To be reassessed.

### Services

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability, connectivity and capacity.

### Energy Performance Certificate

C (72)

A full copy of the EPC will be made available to enquiring parties.

### VAT

VAT will be charged on all costs.

### Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

### Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

### Viewing

For further information and to arrange an inspection, please contact:

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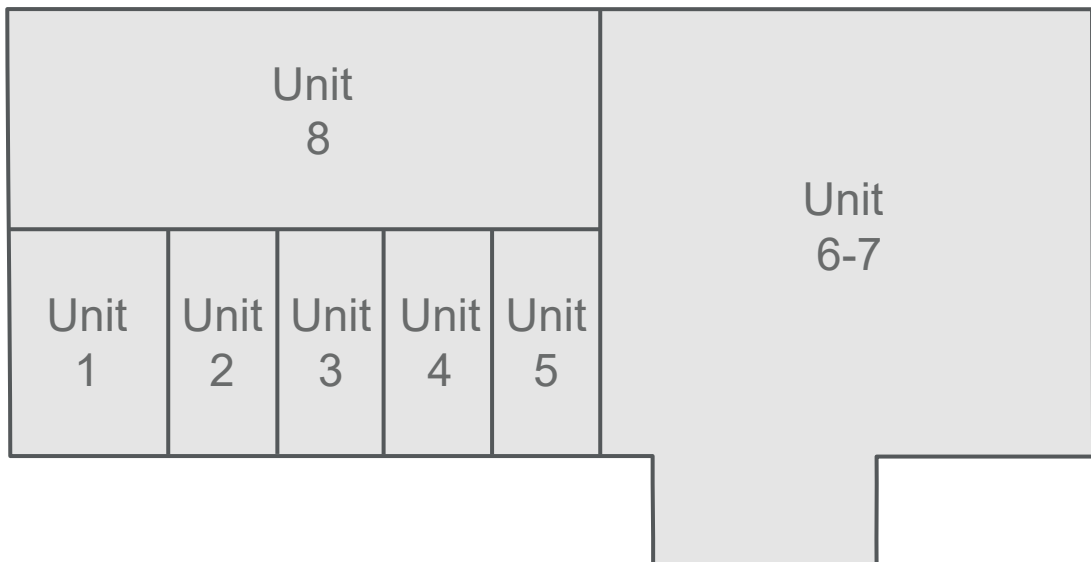
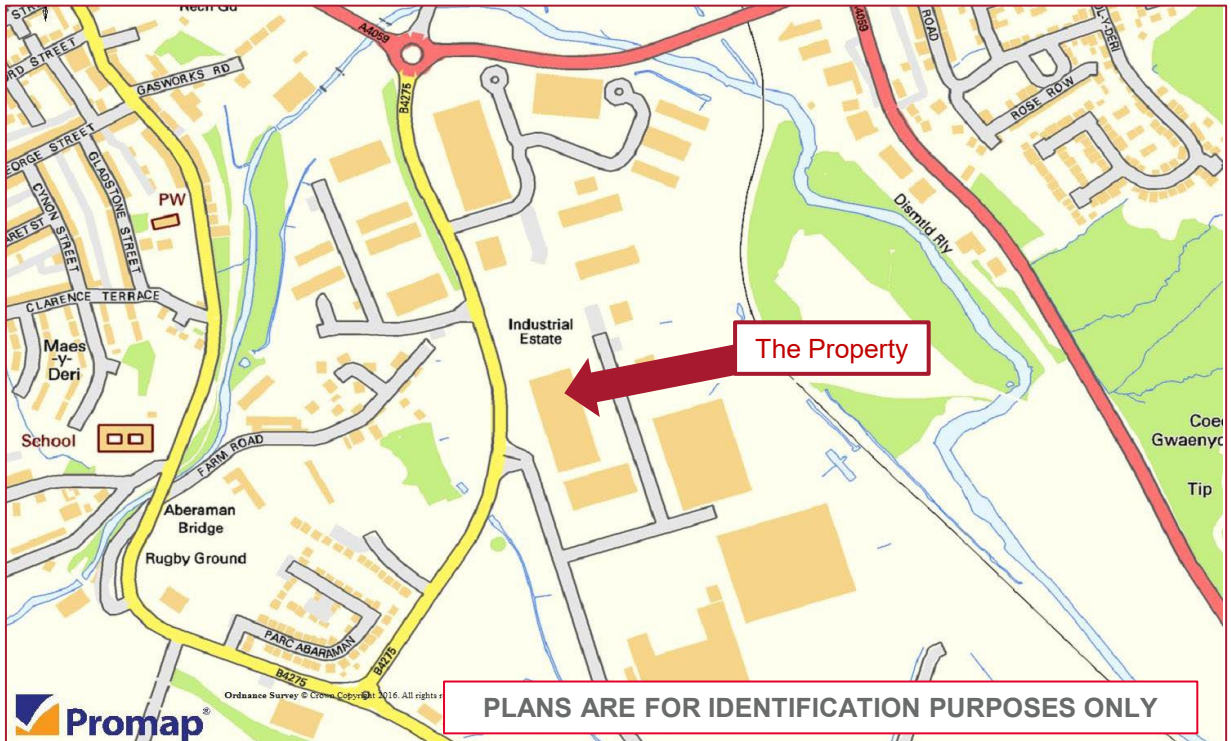
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April 2024

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