

UNIT E26 HIRWAUN INDUSTRIAL ESTATE

HIRWAUN | ABERDARE | CF44 9UP

**HUNT &
THORNE**
CHARTERED SURVEYORS



INDUSTRIAL
FOR SALE/TO LET

- HIGH EAVES BUILDING COMPRISING 640 SQ M (6,889 SQ FT)
- SET TO WAREHOUSE/WORKSHOP WITH OFFICE/STAFF FACILITIES
- SECURE COMPOUND/YARD TO SIDE OF BUILDING
- ESTABLISHED COMMERCIAL LOCATION 16 MILES FROM JCT 43 M4
- TO LET ON NEW FRI LEASE RENT £32,500PAX
- OR, FREEHOLD FOR SALE £340,000

LOCATION

The property is located within the heart of Hirwaun Industrial Estate, an established location occupied by a variety of local and national businesses. The property fronts Fifth Avenue which links with the arterial route, Main Avenue, which then gives access to the Heads of the Valleys Road (A465).

The town of Aberdare is located 4 miles to the south, whilst Cardiff City Centre is 30 miles to the south east. Good access is provided to J43 of the M4 motorway approximately 16 miles to the south west (via the A465).



DESCRIPTION

The property comprises a semi-detached warehouse with workshop, office and staff accommodation.

The building is of steel portal frame construction with full height steel profile clad elevations, insulated internally, beneath a pitched insulated profile clad roof incorporating translucent roof lights. The roof was replaced within the past approx. 7 years.

The main warehouse space is currently used as a workshop and benefits from a concrete floor and an eaves height of 7m (main pitch 11m). There is a crane and gantry installed (15 tonne). There is a 2-storey office/staff block at the rear of the building.

Externally, there is some soft landscaping and loading area to the front, together with a secure compound/yard to the side. The yard is gravel surfaced.

The unit is accessed via a roller shutter door to the front elevation. The yard is access directly from a gate off Fifth Avenue, together with pedestrian access from the side elevation of the building.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor Warehouse	449.45	4,838
Ground Floor Office/Staff	114.30	1,230
First Floor Office	76.30	821
Total	640.05	6,889

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne 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. 5. All terms quoted exclusive of VAT unless otherwise stated.

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has the following rateable values: TBC

UBR for Wales 2024/25 is 0.562p in £.

EPC

Energy rating C

CN: 8667-8104-2185-9187-5005

FOR SALE OR TO LET

The property is available for sale or to let:

LEASE

A new full repairing and insuring lease is available on terms to be agreed, at an asking rent of **£32,500 pax.**

SALE

The freehold interest in the property, with vacant possession, is available at an asking price of **£340,000.**

VAT

Our client reserves the right to charge VAT on all lease payments. Property VAT election TBC



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FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole selling agents, Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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WILL HUNT

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July 2024



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