

To Let / For Sale

**Showa Uk, Aberaman Park Industrial Estate,
Aberdare, CF44 6DA**

133,903 sq ft (12,440.00 sq m)

- Large modern warehouses & ancillary accommodation
- Generous parking and yard space
- Established industrial location
- Maximum Eaves 8.8m
- Minimum Eaves 6.8m



Location

The Showa UK site is well located in Aberdare, within easy reach of the A470 which is only 8 miles away leading to Junction 32 of the M4 Motorway. Cardiff is only 21 miles away and Swansea 25 miles.

The unit is set within the established industrial location of Aberaman Industrial Estate with nearby occupiers including Screwfix, Carpet Fit Wales and D&R Tiles.

Description

The whole facility is formed of 3 main warehouses, constructed over 3 phases with each unit allowing for easy subdivision from the other space.

Externally there is also a separate quality garage along with large loading/ storage canopies and a chemical storage area. To the front of the glazed reception area there is a large fenced car park and to the rear of the units there is a large yard area again fenced and secured.

Specification

The available space further benefits from:

- Roller shutter doors
- Dock level doors
- Covered off loading facilities
- Minimum eaves 6.8m
- Maximum eaves 8.8m
- Large staff canteen
- Open plan office space
- Meeting rooms & board room
- Changing rooms

Viewings

Strictly by appointment with the sole agents.

Accommodation

Description	Sq ft	Availability
Unit 1	60,278	Available
Unit 2	34,875	Available
Unit 3	38,750	Available
Total	133,903	

Grant Assistance

Aberdare is located in an area benefiting from assistance under the Regional Selective Assistance (RSA) programme. Interested parties should make enquiries with the Welsh Government.

EPC

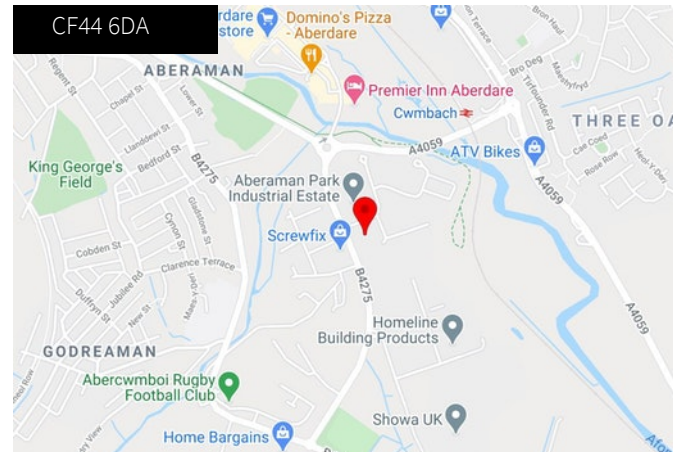
This property has been graded as C (68).

Rent

Rent on Application

Price

Price on Application



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