

Lot 47, The Old Lampworks, Roberstown Industrial Estate, Aberdare,

CF44 8HD

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



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Property Information

Freehold Vacant Office Opportunity

- Vacant Office Building of Approximately 242.41 sq m (2,607 sq ft)
- Site area of 0.08 Ha (0.2 Acres)
- 150 metres from Aberdare Town Centre
- Completely rebuilt in 2016 with modern features
- Located in established Roberts Town Industrial Estate
- Nearby occupiers include Travis Perkins, Jewson, Cymoedd College and Stepping Stones Nursery.

Lot

47

Auction

18th May 2023

Vacant Possession

Status

Available

Sector

Office

Auction Venue

Live Streamed Auction

Location

Miles 22 miles north-west of Cardiff, 3 miles south of Brecon Beacons National Park

Roads A465, A470, M4

Rail Aberdare Train Station

Air Cardiff Airport

Situation

Aberdare is a town in the Cynon Valley area approximately 22 miles north-west of Cardiff and 3 miles south of the popular Brecon Beacons National Park. The property is well located in close to the town centre just 150metres from Aberdare Railway Station. The property is situated in the Roberts Town Industrial Estate with neighbouring occupiers including Travis Perkins, Jewson, Cymoedd College and Stepping Stones Nursery.

Tenure

Freehold.

Description

The property comprises a site of approximately 0.08 Ha (0.2 Acres) upon which sits a recently refurbished and modernised single storey office building. The building benefits from underfloor heating from an air source heat pump. All windows are protected with electric roller shutters and 12 space car park is securely fenced with electrically operated gates.

VAT

VAT is applicable to this lot.
PLEASE CONFIRM

Planning

The property may benefit from future redevelopment for a variety of uses, subject to necessary consents/permissions. Interested Parties are referred to Rhondda Cynon Taf Borough Council - Tel 01443 425004 - www.rctcbc.gov.uk/EN/Resident/PlanningandBuildingControl/PlanningandBuildingControl.aspx

Completion Period

Six week completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Office/Ancillary	242.41	(2,607)	VACANT POSSESSION
Total Approximate Floor Area		242.41	(2,607) (1)	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk)

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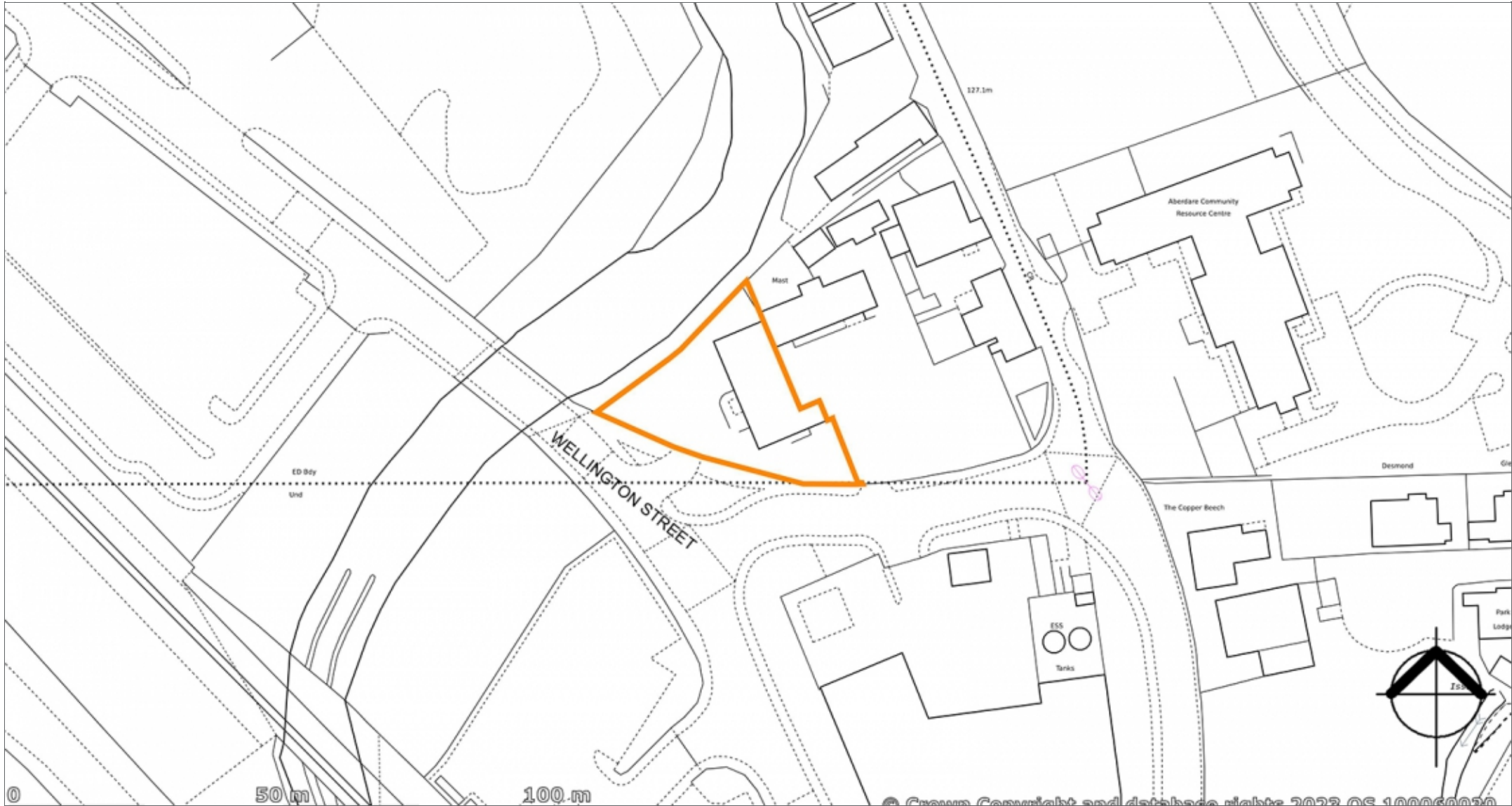
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September 2020

Freehold Vacant Office Opportunity

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