

Unit 12 & 12a Abergorki Industrial Estate

Treorchy
CF42 6DL

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JLL

Cooke& Arkwright

TO LET/ MAY SELL

From 5,735 sq.ft - 15,723 sq.ft

Refurbished Trade Counter/ Warehouse Accommodation, available as a whole or in-part.

Summary

Production / Trade / Warehouse Units

Refurbishment completed overclad roof (25 year warranty). Landlord works for incoming tenants available on request.

Unit 13 let to **Howdens Joinery PLC**

Surrounding occupiers include: **Screwfix, Thomas Lloyd Furniture and Triax**

Ability to accommodate a range of unit sizes - **5,735 sq ft, 9,988 sq ft** and **15,723 sq ft.**

Secure gated site with perimeter fencing.

Excellent parking and loading provisions

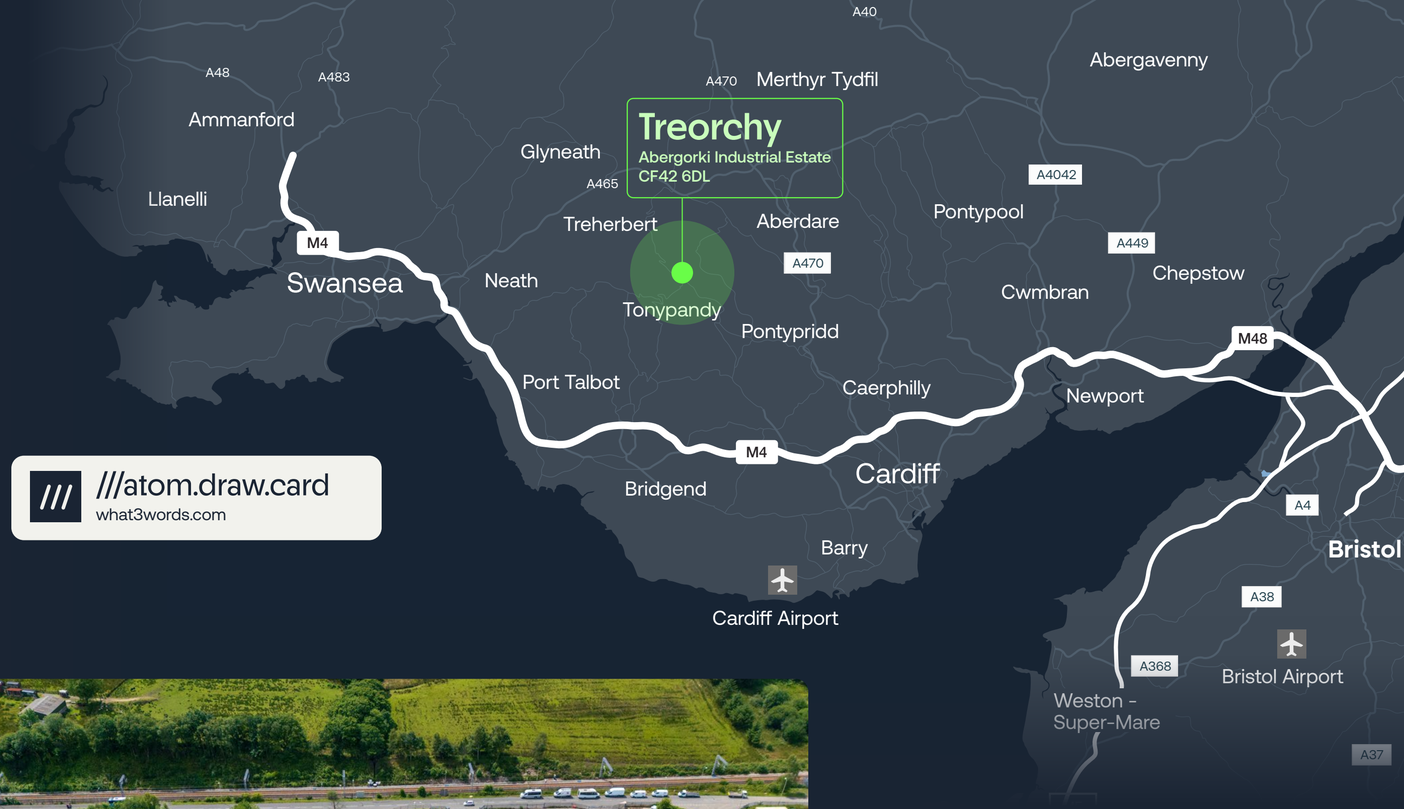


+ From 5,735 sq.ft - 15,723 sq.ft

Location

The property is located on Abergorki Industrial Estate which is found within the Rhondda Valley. The unit is accessed via the A4061 with the estate located 10 miles west of Pontypridd, and approximately 20 miles from Junction 34 of the M4 Motorway to the South. The A465 Heads of the Valleys Road is accessible 10 miles north of the property.

The area is an established industrial and commercial district, with good links to the immediate region. Occupiers in the surrounding vicinity include a range of local and national occupiers such as Thomas Lloyd Furniture, Alumate and Screwfix. The adjoining Unit 13 is let to Howdens Joinery PLC.







10 miles north west of Pontypridd

20 miles from Junction 34 of the M4 Motorway

25 miles from Cardiff City

Description

The property comprises three linked bays suitable for a range of uses including trade/manufacturing/ warehouse accommodation.

The remaining availability incorporates two adjoining portal frame units which benefit from:

- Steel Portal Frame Construction
- Profile Steel Cladding Elevations
- New overclad roof system with 25 year warranty
- Two story office and amenity block
- Minimum eves height of 4.68 meters with apex of up to 6.8m
- 2 x Level loading doors
- LED lighting
- Yard space and parking

Floor Plan



Unit 12	9,988 sq.ft	927.90 sq.m
Unit 12a	5,735 sq.ft	532.79 sq.m



Realised Potential Just Next Door

See What's Possible...















About us

Virtuous Circle Developments

We provide independent, bespoke solutions which are designed to meet the specific objectives of our clients.

In every project we undertake, we employ a client focused, partnership culture built upon transparent and structured working methodologies.

We take huge pride in our investment track record with a site acquisition and investment allocation based upon fundamental research. This considered approach allows Virtuous Circle to achieve excellent results that benefit occupiers and stakeholders.

Our customers, partners & track record

GREGGS HOWDENS CVS Group

Availability

	Gross Internal Area (sq.ft)	Gross Internal Area (sq.m)
Unit 12	9,988	927.90
Unit 12a	5,735	532.79
TOTAL	**15,723**	**1,460.69**

















Rent
Upon Application

Freehold
The landlord may consider a sale in part. Please touch base for more details.

EPC
C(52)

Rates
Rates subject to reassessment.

VAT
All figures given exclusively of VAT.

Service
All main services including 3 phase electricity are connected to the building.

legal Costs
All parties to be responsible for their own costs.

All Enquiries

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