



Unit 12 & 12a Abergorki Industrial Estate

Treorchy
CF42 6DL



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**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.



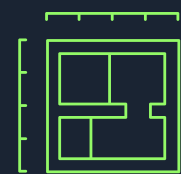
Surrounding occupiers include: **Screwfix, Thomas Lloyd Furniture and Triax**



Secure gated site with perimeter fencing.



Unit 13 let to **Howdens Joinery PLC**



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



Excellent parking and loading provisions



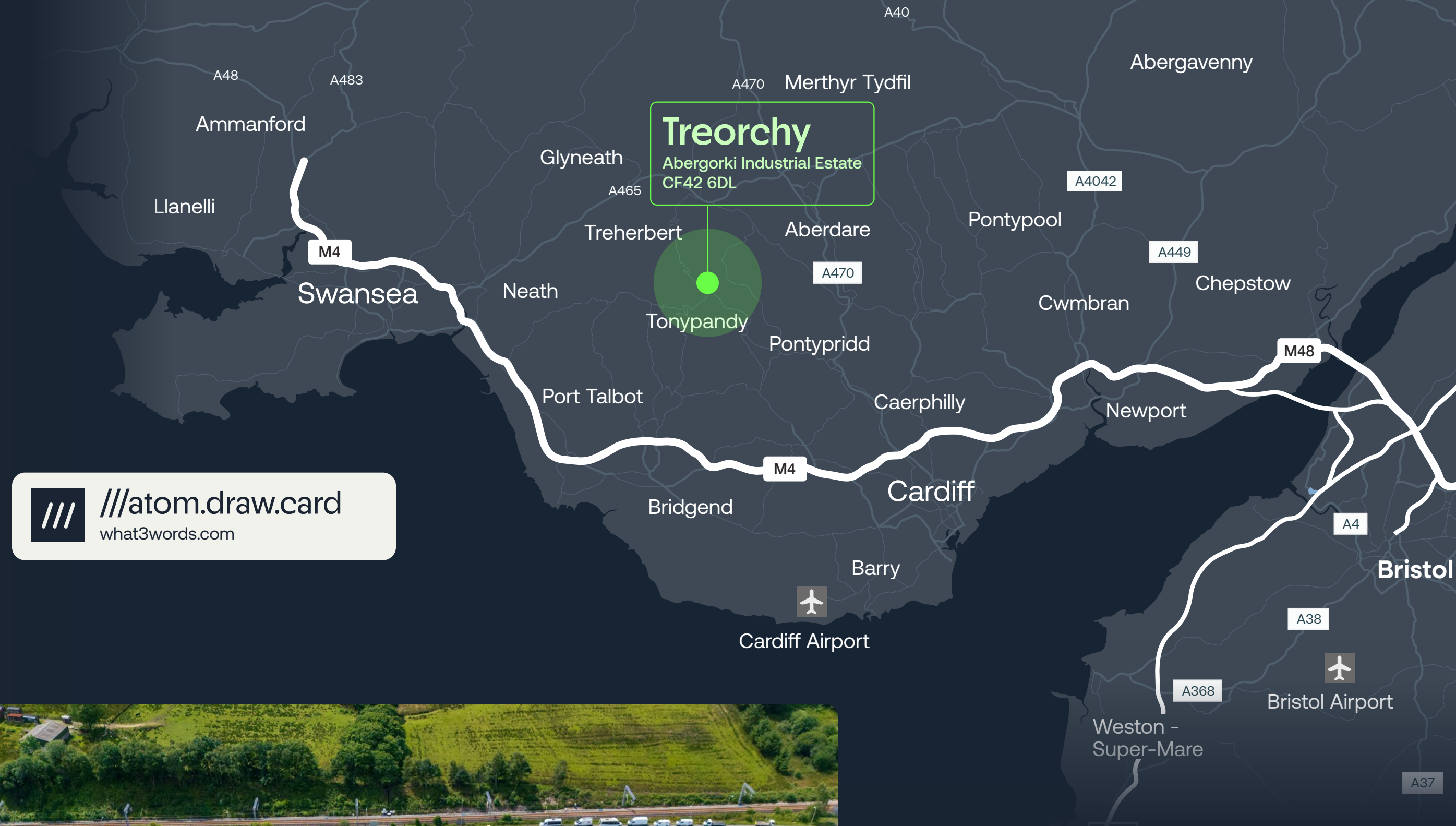
+ From 5,735 sq.ft - 15,723 sq.ft

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.

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- 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 eaves 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 of achieving excellent long-term results in both challenging locations and unfavourable market conditions.

Site acquisition and investment allocation is based upon fundamental research and this considered approach allows Virtuous Circle to deliver excellent long-term results that benefit occupiers and stakeholders.



Our customers, partners & track record



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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