



## Unit 10, Abergorki Industrial Estate, Treorchy, CF42 6DL

Opportunity to purchase or rent mid-terrace light industrial / warehouse unit.

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	4,505 sq ft / 418.53 sq m
<b>Rent</b>	£24,778 per annum
<b>Price</b>	Offers in excess of £275,000
<b>Service Charge</b>	Provision to include a service charge to cover maintenance and upkeep of common areas.
<b>Business Rates</b>	To be reassessed
<b>EPC Rating</b>	B (50)

### Key Points

- Available to purchase or lease
- Steel portal frame terraced unit
- Minimum eaves height 4.6 metres
- Maximum eaves height 5.9 metres
- 1 No. electric roller shutter door (width 3.5 metres, height 4.5 metres)
- 3 Phase electric supply
- Office and welfare accommodation

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Service Charge	Provision to include a service charge to cover maintenance and upkeep of common areas.
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	B (50)

## Description

The property comprises a steel portal frame industrial building providing excellent space for manufacturing and warehouse space.

## Location

Treorchy is located in the county of Rhondda Cynon Taff. It is 10 miles west of Pontypridd via the A4052 and 17 miles west of Merthyr Tydfil via the A4601 and A465 (Heads of the Valley Road). Junction 34 of the M4 Motorway is situated approximately 20 miles south in Cardiff, the capital city of Wales. Access to major road infrastructure is via the A470 (10 miles east) leading to the M4 Motorway. The A465 Heads of the Valley Road is accessed either via the A470 or via A4061.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - Warehouse	3,543	329.16	Available
Ground - Welfare / Office	481	44.69	Available
1st - Office	481	44.69	Available
Total	4,505	418.54	

## Specification

- Minimum eaves height of 4.6 metres
- Maximum eaves height of 5.9 metres
- Single level electric roller shutter door - width 3.5 metres, height 4.5 metres
- Two storey amenity block including reception, office and welfare accommodation
- 3 phase electricity



## Viewing & Further Information



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