



Units 9 & 10, Abergorki Industrial Estate, Treorchy, CF42 6DL

Industrial / trade unit with large external area and yard. Available to purchase or Lease.

Summary

Tenure	To Let
Available Size	4,444 to 8,949 sq ft / 412.86 to 831.39 sq m
Rent	£54,032 per annum
Service Charge	N/A
Business Rates	To be reassessed
EPC Rating	B (50)

Key Points

- Available as whole or 2 separate units
- Generous parking / loading with 0.18 yard adjacent to Unit 9
- Maximum eaves height 5.9 metres
- Integral office and welfare accommodation
- Available to purchase or lease
- Minimum eaves height 4.6 metres
- 2 No. level electric roller shutter doors
- 3 Phase electricity

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Summary

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Rent	£54,032 per annum
Business Rates	To be reassessed
Service Charge	N/A
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 across 6 bays providing excellent space for manufacturing and warehouse space. Externally there is generous parking and a secure yard of approximately 0.18 acres adjacent to Unit 9.

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.

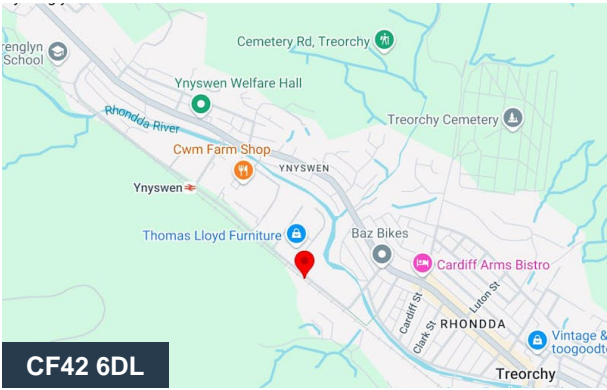
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Price	Availability
Unit - 9	4,444	412.86	£26,840 /annum	£300,000	Available
Unit - 10	4,505	418.53	£27,192 /annum	£275,000	Available
Total	8,949	831.39			

Specification

- Minimum eves height of 4.6 metres with apex rising to 5.9 metres
- Single electric roller shutter door access to each unit.
- Two storey amenity block including reception, office and welfare accommodation.
- 3 phase electricity to each unit
- There is a substantial yard / Forecourt at the front and side of Unit 9



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