



Unit 8, Ynyswen Industrial Estate, Treorchy, CF42 6EP

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,125 sq ft / 104.52 sq m
Rent	£8,000 per annum payable quarterly in advance
Service Charge	£1,216.94 per annum Budget Year End Sept 2026
Rates Payable	£2,388.50 per annum Based on 2023 Valuation
Rateable Value	£4,250
EPC Rating	Upon enquiry

Key Points

- Mid Terrace trade / warehouse unit
- Terrace recently re-roofed
- Minimum eaves height of 4m
- Open plan warehouse /production area including WC
- 1 No Level roller shutter door 2.8m wide x 3.6m high

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£354.53 per annum Insruance Premium for Year Ending June 2026
EPC Rating	Upon enquiry

Description

Ynyswen Industrial Estate consists of 9 light industrial, workshop and storage units. Each unit has a roller shutter loading door together with parking to the front of the unit.

Location

Ynyswen Industrial Estate is located to the North of Treorchy town centre within the Rhondda Fawr Valley. Road access is via the A4061 and Ynyswen rail station is a short walk from the Estate. Treorchy is 9 miles west of Pontypridd and Junction 34 of the M4 Motorway is approximately 20 miles to the south. The estate is within the County Borough of Rhondda Cynon Taff which has a population of 234,410.

Accommodation

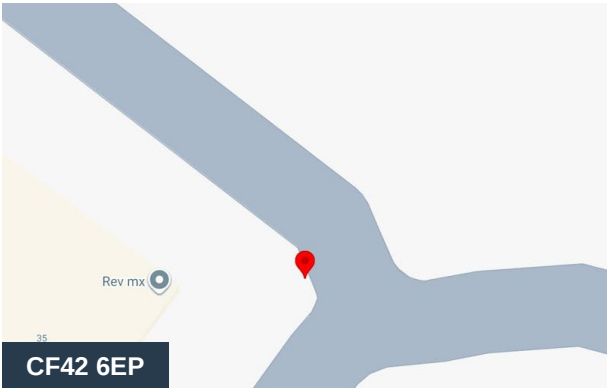
Name	sq ft	sq m	Availability
Unit - 8	1,125	104.52	Available
Total	1,125	104.52	

Specification

- Steel portal frame construction with brick/block elevations
- Minimum eaves height - 4m
- Maximum eaves height - 5.3m
- Single roller shutter door (width 2.8m x height 3.6m)
- Separate pedestrian access with security roller shutter
- EPC available on request

Terms

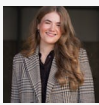
The premises are available by way of a new lease, for a term of years to be agreed. Full terms are available on application.



Viewing & Further Information

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