



## Unit 9, Abergorki Industrial Estate, Treorchy, CF42 6DL

Opportunity to purchase or lease an end of terrace industrial unit with a large yard area of approximately 0.18 acres.

### Summary

<b>Tenure</b>	To Let / For Sale
<b>Available Size</b>	4,444 sq ft / 412.86 sq m
<b>Rent</b>	£24,442 per annum
<b>Price</b>	Offers in excess of £300,000
<b>Service Charge</b>	Budget to be confirmed
<b>Business Rates</b>	To be re-assessed
<b>EPC Rating</b>	B (50)

### Key Points

- Large external yard area 0.18 acres
- Minimum eaves height 4.6 metres
- 3 phase electric supply
- Single level electric roller shutter door, width 3.5 metres height 3.5 metres
- Maximum eaves height 5.9 metres
- Integral office and welfare accommodation

# Unit 9, Abergorki Industrial Estate, Treorchy, CF42 6DL

## Summary

Available Size	4,444 sq ft
Rent	£24,442 per annum
Price	Offers in excess of £300,000
Business Rates	To be re-assessed
Service Charge	Budget to be confirmed
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 and end of terrace steel portal frame industrial building with a single level roller shutter door and a large external yard area.

## 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
Ground - Warehouse	3,532	328.13	Available
Ground - Welfare / Office	456	42.36	Available
1st - Office	456	42.36	Available
Total	4,444	412.85	

## Specification

Minimum eaves height of 4.6 metres with apex rising to 5.9 metres  
Single electric roller shutter door - width 3.5 metres, height 3.5 metres  
Two storey amenity block including reception, office and welfare accommodation.  
3 phase electricity.  
Side yard area of circa 0.18 acres



## Viewing & Further Information



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