



Unit 8

Ynyshir Industrial Estate, Porth, CF39 0HU

**Fully refurbished unit with
concrete yard**

Immediately Available

6,026 sq ft
(559.83 sq m)

- Prominently located with roadside frontage onto the busy A4233
- Refurbished throughout with new roller doors, cladding, offices and welfare facilities
- Well established trading location with a range of high profile uses including Screwfix and Abbey Glass
- End of terrace with 2 x Roller Shutters

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Summary

Available Size	6,026 sq ft
Rent	£6 per sq ft
Rates Payable	£5,058 per annum
Rateable Value	£9,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (60)

Location

Ynyshir Industrial Estate is located 1.7 miles north of Porth Town Centre. The property sits in a strategic location with excellent transportation links, in close proximity to the A4119 and A4061 providing easy access to both Cardiff and Swansea.

Nearby occupiers include Screwfix, Rhonda Cynon Taff Housing Association, Abbey Glass Ltd and Arch Drainage Service.

Description

The property comprises a steel framed building with steel sheet cladding, low level blockwork elevations under a pitched roof clad. The Landlord has undertaken a full refurbishment of the property.

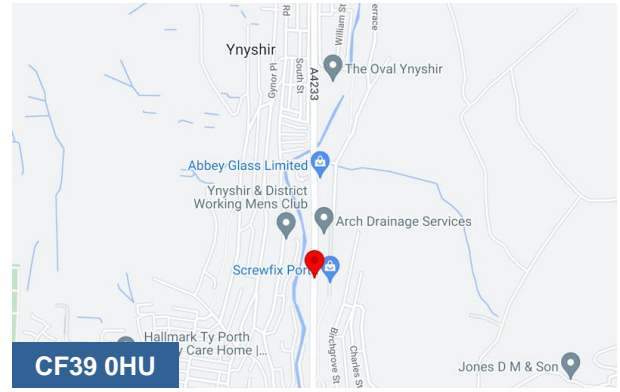
Specification to include:

- 2 x Electric Roller Shutter Doors.
- 2 x pedestrian doors.
- LED Lights throughout.
- Concrete yard fenced.
- Refurbished offices and welfare facilities.
- Foliage cleared to provide frontage onto the main road, A4233.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	6,026	559.83	Available
Total	6,026	559.83	



Viewing & Further Information



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