

Units 12a & 12b Abergorki Industrial Estate

Treorchy
CF42 6DL

TO LET

From 5,735 sq.ft - 15,723 sq.ft

Flexible & Refurbished
Trade / Warehouse Accommodation
in Prominent Valley Location

 Cooke &
Arkwright



 Cooke &
Arkwright

SUMMARY

- Production / Trade / Warehouse Unit
- Unit 13 pre let to Howdens
- Landlord undertaking refurbishment works to the internal and externals
- Surrounding occupiers include Screwfix, Thomas Lloyd Furniture and Triax
- Ability to accommodate a range of uses and requirements from 5,735 -15,723 sq.ft
- Secure gated site with excellent parking and loading provisions
- Refurbishment works to include new overclad roof system with 25 year warranty



LOCATION

The property is located on Abergorki Industrial Estate which is found to the North of Treorchy within the Rhondda Valley. The unit is accessed via the A4061 and the estate lies 10 miles west of Pontypridd, and approximately 20 miles from Junction 34 of the M4 Motorway to the South.

The area is established industrial and commercial district, with good links to the immediate region. Occupiers in the surrounding vicinity include a range of local and national occupiers such as Thomas Lloyd Furniture Alumate and Screwfix. The adjoining Unit 13 is under pre let to Howdens Joinery.



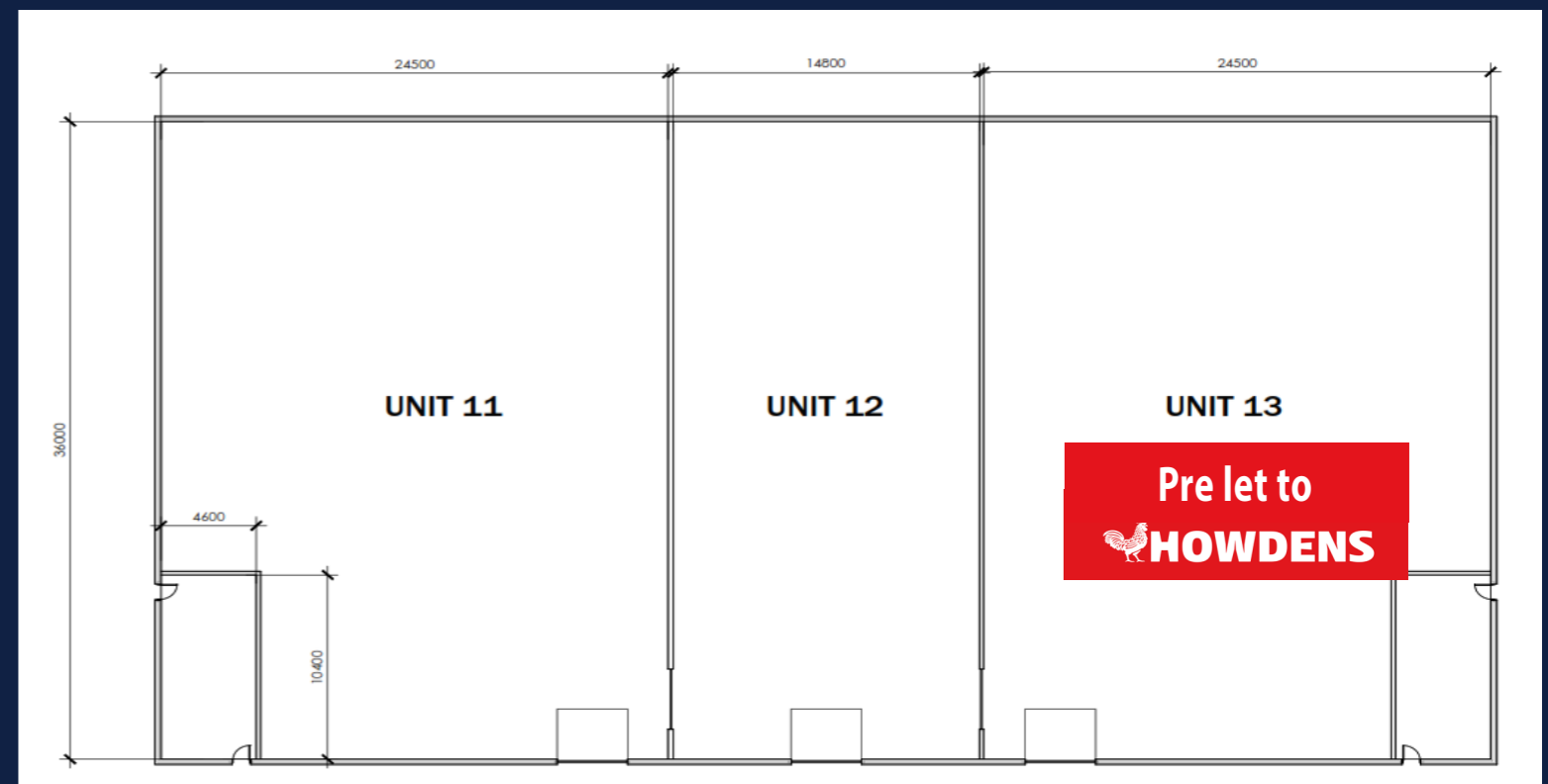
DESCRIPTION

The property comprises three linked bays suitable for a range of uses including trade/manufacturing/warehouse accommodation. Unit 13 has recently been let to Howdens joinery.

The remaining availability incorporates two adjoining portal frame units which benefit from:

- Steel Portal Frame Construction
- Profile Steel Cladding Elevations
- Two story office and amenity block
- Minimum eaves height of 4.68 meters with apex of up to 6.8m
- 2 x Level loading doors
- LED lighting
- 2 level loading doors
- Yard space and parking

FLOOR PLAN



*Floor Plan not to scale

AVAILABILITY

	Gross Internal Area (sq.ft)	Gross Internal Area (sq.m)
Unit 12a	9,988	927.9
Unit 12b	5,735	523.7
TOTAL	15,723	1,451.6



Proposed new overlaid system to roof with 25 year warranty

Pre let to
 **HOWDENS**

Virtuous Circle Developments

We provide independent, bespoke solutions which are designed to meet the specific objectives of our clients.

In every project we undertake, we employ a client-focused, partnership culture built upon transparent and structured working methodologies.

We take huge pride in our development management and an investment track record of achieving excellent long-term results in both challenging locations and unfavourable market conditions.

Site acquisition and investment allocation is based upon fundamental research and this considered approach allows Virtuous Circle to deliver exceptional performance to our capital partners and occupiers.



OUR CUSTOMERS, PARTNERS & TRACK RECORD



RENT

Quoting £6.75 per sq.ft

FREEHOLD

The landlord may consider a sale in part.
Please touch base for more details

EPC

C(52)

RATES

Rates subject to reassessment

VAT

All figures given exclusively of VAT

SERVICES

All main services including 3 phase electricity and gas are connected to the building

LEGAL COSTS

All parties to be responsible for their own costs.

CONTACT



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