

FOR SALE

UNIT E TREORCHY INDUSTRIAL ESTATE, TREORCHY, RCT., CF42 6EJ

Large Detached High Bay Manufacturing/Distribution Unit



- **Substantial Detached Unit Of 75,190 sq.ft. (6,985 sq.m.)**
 - **Within Secure Fenced Site Of 3.25 ac. (1.32 ha.)**
- **Established Industrial Location In Heart Of Rhondda**

Location (CF42 6EJ)

The property is located on Treorchy Industrial Estate, an established industrial location just ½ mile south of the town of Treorchy within the Rhondda Valley. The estate is accessed via the main A4058 which is the main trunk road linking Treorchy to Tonypany which is c. 4 miles to the south east. From here the main A4119 dual carriageway provides direct access to J.34 of the M4 which is c. 10 miles to the south.

This area also benefits from a reliable local train service provided by Transport For Wales with both Treorchy & Ton Pentre stations being within the general area. Other occupiers in the immediate vicinity include Lidl, Ribbons, Welsh NHS, and Rhondda Caravan Centre. The location of the property can be seen on the plan below:



Description

This comprises a substantial detached high bay property within its own enclosed fenced site also benefitting from the following:

- Steel portal frame construction;
- Two linked bays;
- Double pitched roofs;
- Min. eaves ht. 8.10m. rising to 12.40m.;
- Solid concrete slab workshop floors;
- Series of overhead 'NV Powrmatic' gas blowers;
- Raised platform loading bays;
- Single storey office/ancillary facilities;
- Front car parking for c. 30 vehicles;
- Enclosed service/loading yard to side/rear.

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.	Sq.Ft.	Sq.M.
Main Warehouse			66,521	6,180
Inc.				
Bay 1	31,553	2,931		
Bay 2	34,968	3,249		
Loading Bay			3,809	354
Office/amenity block			4,860	451
TOTAL			75,190	6,985
+ Open Side Loading			779	72.4

Additional Mezzanine Floors

In addition are 2 stories of existing mezzanine flooring of **81,235 sq.ft.** which is to remain.

SUBJECT TO CONTRACT

JANUARY 2025

Mains Services

The property benefits from the provision of mains services, including 3x phase electricity, gas, water and drainage. There is also a sprinkler system and water storage tanks on site.

EPC

114 – within band 'E'.

Rateable Value (2023)

£87,500 - Rates Payable (2024/25) - £49,175 pa.

Quoting Price

Offers are invited in the region of **£750,000** for the freehold interest.



Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** & Rhondda Cynon Taff County Borough Council on **01443 281124** or regeneration@rctcbc.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole selling agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dipsurveyors.co.uk

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