

Ynyswen Industrial Estate

Treorchy CF42 6EP

Warehouse | 1,125 - 3,412 ft²



Ground and first floor offices



Electric roller shutter door



LED lighting



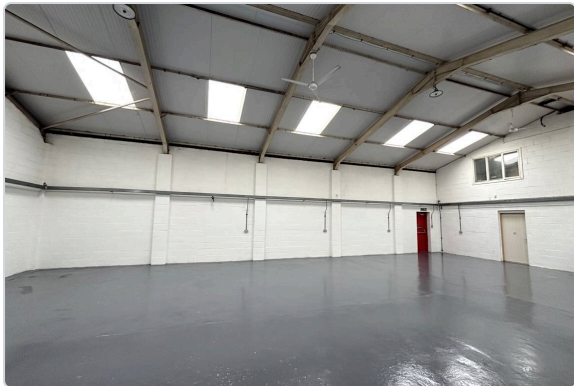
Secure rear yard



Three phase power

Available to Let

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Description

Situated in Ynyswen Industrial Estate, this prime commercial warehouse unit presents an excellent opportunity for businesses seeking a well-connected and functional base. Unit 9 includes two dedicated office spaces: a ground floor office of approximately 257 sq ft, ideal for day-to-day operations, and a larger upstairs office of around 432.36 sq ft, perfect for meetings or additional workstations. A fully equipped kitchen area of approximately 110 sq ft and two toilets with shower facilities, thoughtfully designed to support staff comfort during long working hours. For logistics and security, the unit is fitted with an electric roller shutter door measuring 3.66m in height and 2.91m in width, allowing easy access for loading and unloading. Additionally, a secured backyard offers flexible space for vehicle parking or extra storage, enhancing the overall utility of the premises.

Further information

EPC

Unit 8: E,
Unit 9: E

Rent

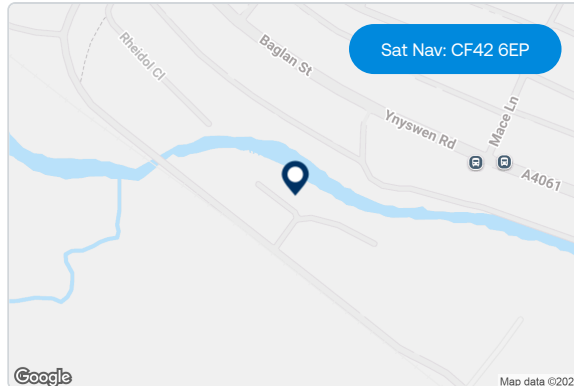
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

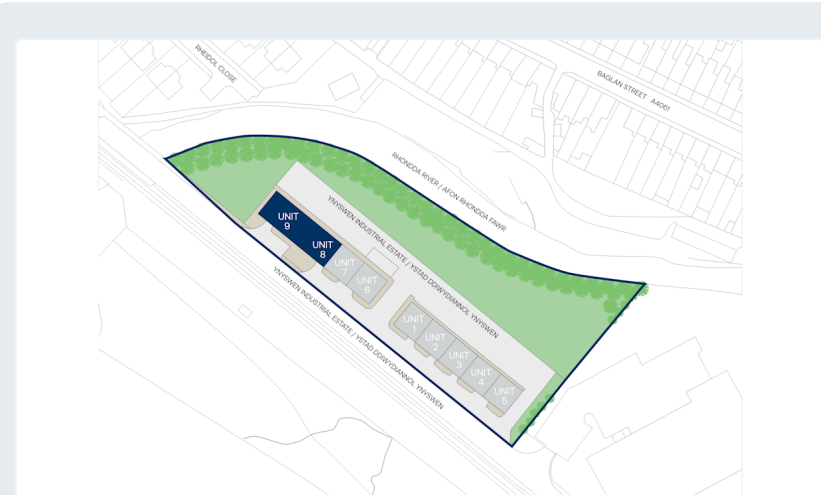
Legal costs

All parties will be responsible for their own legal costs incurred in the transaction.



Location

Situated within Ynyswen Industrial Estate—a well-established commercial hub known for its diverse mix of manufacturing, logistics, and service companies—this warehouse unit offers not only a functional workspace but also a strategic location to grow your business. The estate benefits from excellent transport links, being just minutes from the A4059 with direct routes to Treorchy and Aberdare, and a 30-minute drive to Junction 32 of the M4 motorway, providing good access to Cardiff, Swansea, and beyond. Major rail stations such as Treorchy and Porth are nearby, offering convenient commuter access for staff, while local bus routes connect the estate to surrounding communities and regional centres. The area is well-served by amenities including cafes, convenience stores, and vehicle servicing centres, supporting both daily business needs and staff welfare. The estate is also home to reputable companies, fostering a professional and collaborative industrial environment.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
8	Warehouse	1,125	Immediately	670
9	Warehouse	2,287	Immediately	1,145
Total		3,412		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

Mileway

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