

Ynyswen Industrial Estate

Ynyswen Road Treorchy CF42 6EP

Warehouse | 1,125 ft²



Electric roller shutter door



LED lighting



Three phase power



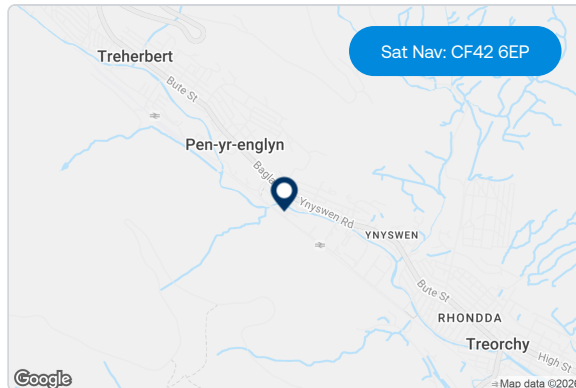
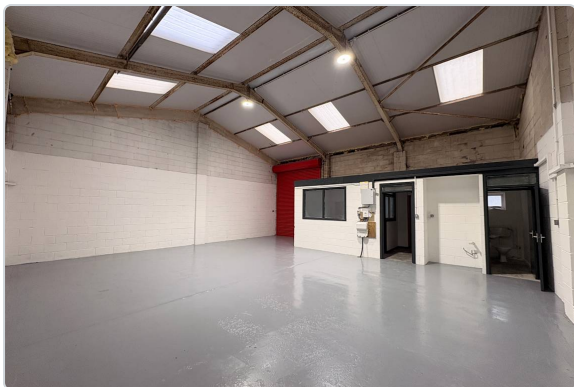
Office accommodation



W.C. facilities

Available to Let





Description

Situated in Ynyswen Industrial Estate, this prime commercial warehouse unit presents an excellent opportunity for businesses seeking a well-connected and functional base.

Recently refurbished, Unit 8 offers dedicated office space and W.C. facilities. For logistics and security, the unit is fitted with an electric roller shutter door 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.

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.

Further information

EPC Unit
8: 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.

[Book a viewing](#)

Mileway

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
8	Warehouse	1,125	Immediately	670
Total		1,125		

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.

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