FREEHOLD INVESTMENT FOR SALE

Treorchy Industrial Estate

Units 18-31, Treorchy, CF42 6EQ

14 units – 35,466 sq ft net approx

£141,000 pa
TOTAL RENT PASSING

£1,800,000
ASKING PRICE

7.35%
NET INITIAL YIELD

£51 psf
LOW CAPITAL VALUE

10.5% +
REVERSIONARY YIELD



Heart of the Rhondda Fawr Valley

Treorchy is situated within the Rhondda Fawr Valley in Rhondda Cynon Taf, approximately 24 miles north-west of Cardiff City Centre. The town benefits from direct access to the A4058 linking south to Pontypridd and the A470 trunk road, which in turn provides access to the M4 motorway at Junctions 32 (Coryton) and 34 (Miskin). Cardiff, Newport and Bridgend are all readily accessible, placing Treorchy within the principal South Wales commercial corridor.

The Estate is located on the eastern edge of Treorchy Town Centre, on the southern bank of Rhondda River, with access from High Street (A4058) over the River and adjoining a railway line to the South.

It comprises 14 units arranged as two terraces of four units, two semi detached units and one detached.

M4 17 miles south-east	**A465** 8 miles north
Cardiff 20 miles	**Pontypridd** 10 miles



THE ESTATE SITS NORTH OF THE M4 CORRIDOR, BETWEEN PONTYPRIDD AND HIRWAUN



Fully let, highly reversionary investment

- Constructed by the Welsh Development Agency in the 1970's / 80's, providing a range of unit sizes forming part of Treorchy Industrial Estate.
- All roofs have either been overclad or recoated.
- Fully let and highly reversionary.
- Approx. 35,466 sq ft (14 units) on 4.73 acres.
- 36% occupied by Local Health Board.

£141,000	**£1,800,000**	**7.35%**
PER ANNUM	ASKING PRICE	NET INITIAL YIELD
10.5%	**£51 psf**	**36%**
MIN. REVERSIONARY YIELD	LOW CAPITAL VALUE	LOCAL HEALTH BOARD

A robust industrial estate, part food grade

DESCRIPTION

Originally constructed by the Welsh Development Agency in the 1970/80's, the units are arranged as two terraces of four units, two semi-detached units and one detached unit. Three units have been sold off on a long leasehold basis, namely units 29, 30, 31.

Steel portal frame construction, with brick / block lower external elevations overlaid with profiled sheet steel, incorporating powder coated aluminium framed double-glazed windows and steel overhead loading doors.

Internally, the units are arranged as ground floor clear, rectangular shaped space, with first floor offices and clear internal heights of between 3.23m and 3.67m. The roofs are pitched and the majority are surfaced with profiled sheet steel incorporating translucent panels.

The original corrugated sheeting remains to the roof of units 20 / 21 but we have been informed this has been coated. The units are fitted out to a food production specification with raised floors and drainage channels.

The main access road is adopted.

PARKING

Externally, the units have car parking and servicing facilities, served via the estate road. There are also containers added by tenants within the site, which are rentalised.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The estimated Estate Service Charge for 2026 is £17,413.

TENURE

Freehold

Units	sq ft	sq m	EPC
18	2,949	273.97	D (100)
19	2,961	275.09	E (112)
20/21	6,092	565.97	C (65)
22	4,516	419.55	D (89)
23/25	13,386	1,243.60	D (82) [Unit 23] E (122) [Unit 24/25]
26	1,944	180.60	D (78)
27	1,736	161.28	E (114)
28	1,882	174.84	D (86)
TOTAL	**35,466**	**3,294.90**	
29/30 (LLH)	5,873	545.62	A (20)
31 (LLH)	2,927	271.93	
TOTAL	**8,800**	**817.55**	
GRAND TOTAL	**44,266**	**4,112.44**	

Diversified income of £141,000 per annum

£202,845
ERV PA

35,466
SQ FT (EXCL. LLH)

Description	Tenant	Area (sq ft)	Start	Expiry	Review	Rent pa	Rent psf	ERV pa	ERV psf	Comments
Unit 18	Real Windows Ltd (5040265)	2,949	29/09/2024	28/09/2027		£11,000	£3.73	£17,694	£6.00	
Unit 19	DSW Leather Ltd (07394703)	2,961	29/09/2024	28/09/2027		£11,000	£3.71	£17,766	£6.00	
Unit 20/21	Cwm Taf Morgannwg University Local Health Board	6,092	11/10/2025	10/10/2030		£23,000	£3.78	£31,983	£5.25	Tenant has a 12-month notice rolling break clause. Have been on site for over 30 years. SC capped at £2,400pa subject to RPI increases
Unit 22	Cwm Taf Morgannwg University Local Health Board	4,516	11/10/2025	10/10/2030		£20,000	£4.43	£24,838	£5.50	Tenant has a 12-month notice rolling break clause. Have been on site for over 30 years. SC capped at £2,400pa subject to RPI increases
Unit 23/25	Vintage UPVC Products Ltd (8291998)	13,386	01/12/2025	23/06/2030	24/06/2028	£50,225	£3.75	£66,930	£5.00	Stepped rent to £51,000pa from 24/06/2028
Unit 26	Williams Carpentry & Building Ltd (09821527)	1,944	01/12/2026	30/11/2029		£8,250	£4.24	£13,608	£7.00	
Unit 27	Daran Wayne Phillips t/a A.J Tyre & Autocentre	1,736	01/10/2023	30/09/2028		£6,825	£3.93	£12,152	£7.00	
Unit 28	Peter Fennel UPVC Specialist Ltd (06560431)	1,882	29/09/2026	24/03/2028		£7,000	£3.72	£13,174	£7.00	Have been on site for 10 yrs
Unit 29/30	Energetics Holdings Ltd	5,873	22/12/1998	21/12/2248		£0				250-year lease. Contribute towards Estate Service Charge
Unit 31	Treorchy Service Centre Ltd	2,927	22/12/1998	21/12/2248		£0				250-year lease. Contribute towards Estate Service Charge
Containers	Peter Fennel UPVC Specialist			28/09/2026		£750		£1,500		3 Containers
Container	Daran Phillips			30/09/2028		£250		£500		1 Container
Containers	Cwm Taf Morgannwg University Local Health Board			10/10/2030		£2,000		£2,000		4 Containers
Container	Vintage UPVC Products Ltd			23/06/2030		£700		£700		1 Container
TOTALS		**44,266**				**£141,000**		**£202,845**		

Established, diversified covenant strength



SITE OUTLINED IN RED

Creditsafe ratings shown for each occupier where available.

Cwm Taf Morgannwg University Health Board

Cwm Taf Morgannwg University Health Board is the local health board of NHS Wales for Merthyr Tydfil, Rhondda Cynon Taf, and Bridgend. It provides primary, community, hospital and mental health services to the 450,000 people living in three County Boroughs: Bridgend, Merthyr Tydfil and Rhondda Cynon Taf. Meals are made within the units which are fitted out to food grade standards.

Real Windows Ltd

An active double glazing manufacturer and window installer based in South Wales.

Creditsafe 62 (B)

D S W Leather Ltd

A raw material importer and wholesaler based in Treorchy who source leather hide product for distribution to clothing, furniture and accessory manufacturers.

Creditsafe 30 (C)

Vintage UPVC Products Ltd

Trading since 2013, manufacturing / supplying uPVC windows and doors to professionals across Wales and England.

Creditsafe 86 (A)

Williams Carpentry & Building Ltd

Trading since 2015 providing carpentry and external cladding services nationwide.

Creditsafe 62 (B)

AJ Tyre & Autocentre

An auto repair and tyre fitting shop.

Creditsafe 31 (C)

Peter Fennel UPVC Specialist

Supply and fit UPVC Windows, Doors and Conservatories throughout the Rhondda Valley RCT, Bridgend, Merthyr Tydfil, Cardiff and throughout South Wales.

Creditsafe 58 (B)

Property gallery

Arranged as two terraces of four units, two semi detached units and one detached.

3 units are fitted out to a food production specification with raised floors and drainage channels.

4.73 acres

ESTATE SITE AREA

14 units

NET 35,466 SQ FT APPROX
NET 44,266 SQ FT APPROX INCL. LLH


01


02


03


04

£1,800,000

We are seeking offers in excess of £1,800,000.

7.35%

NET INITIAL YIELD

This reflects a net initial yield of 7.35%, assuming the purchaser's costs of 6.56%.

10.5%+

MINIMUM REVERSIONARY YIELD

A conservative ERV produces a minimum reversionary yield of over 10.5%.

£51 psf

LOW CAPITAL VALUE

A Low Capital Value of £51 per sq ft.

DATA ROOM

Access to the data room is available on request.

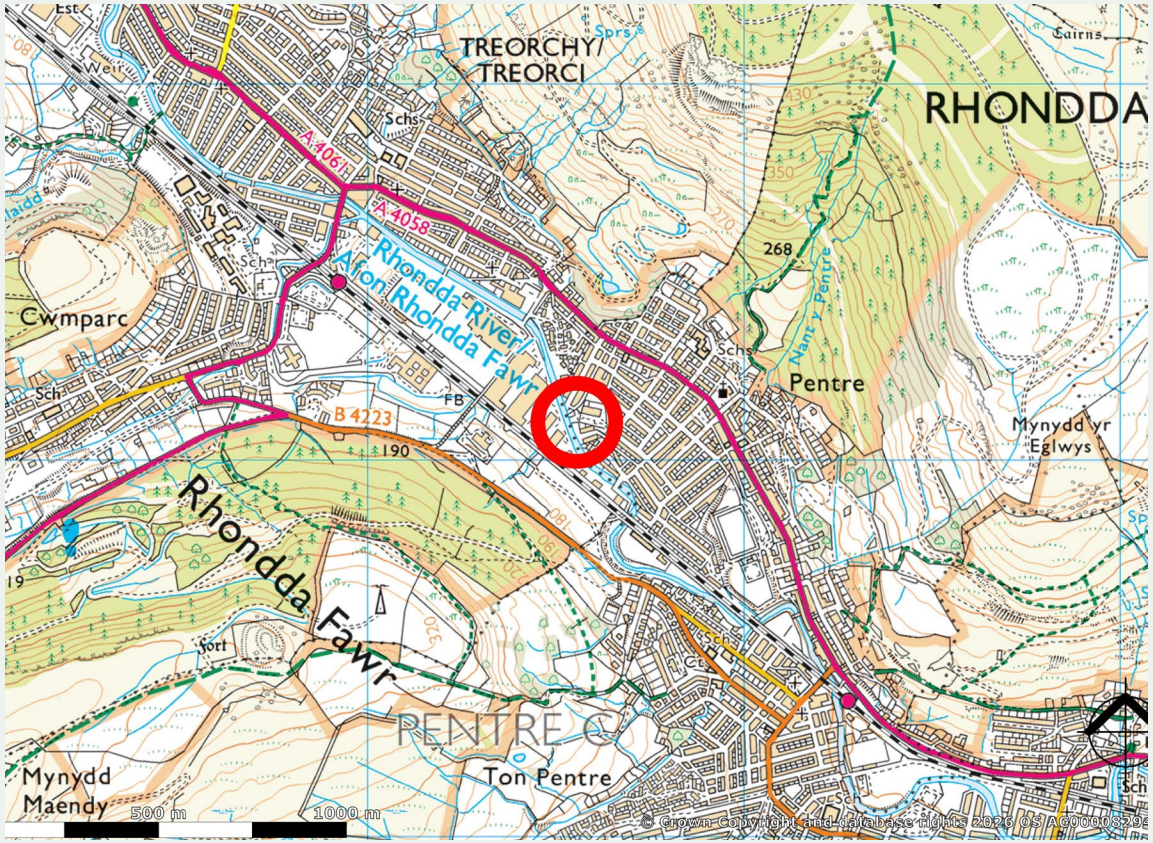
VAT

The Property has been de-elected for VAT purposes and will be VAT Exempt. Prospective purchasers should establish the VAT implications before entering into any agreement.

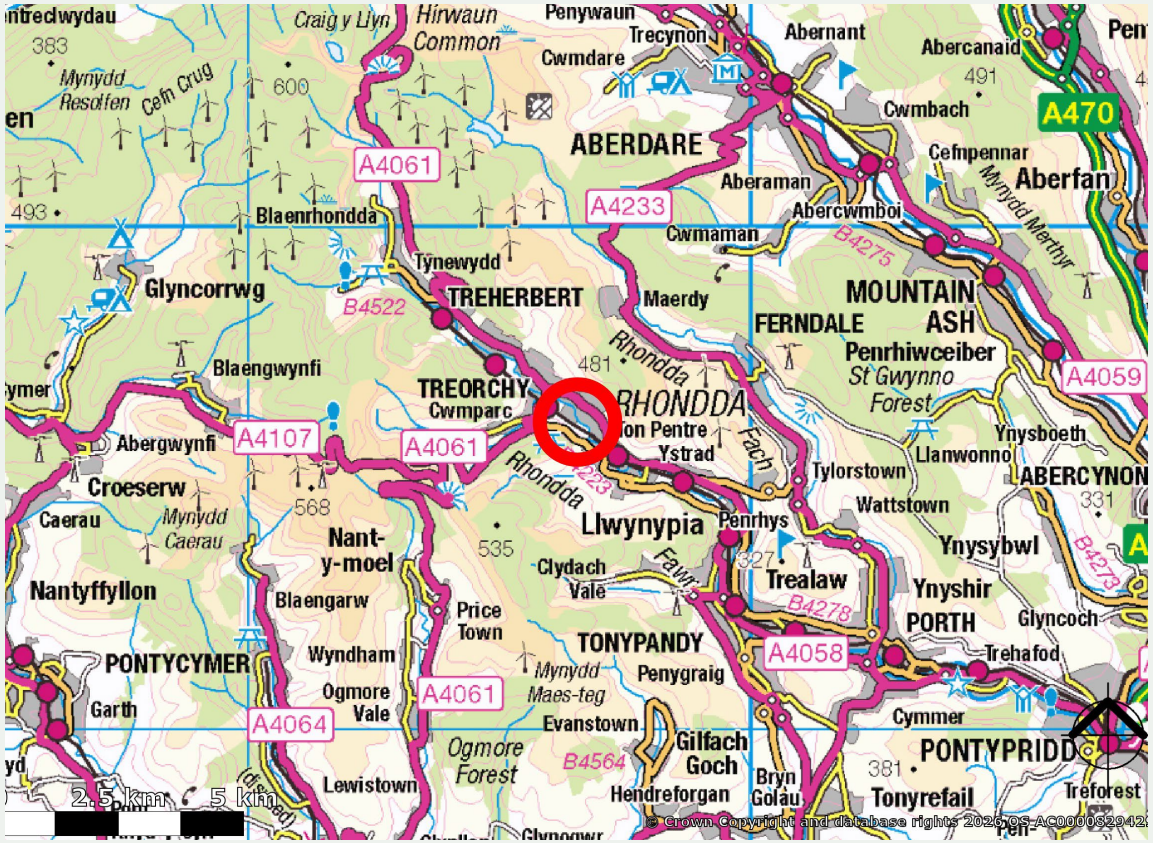
ALDER KING INVESTMENT CALCULATOR

www.alderking.com/investment-calculator/

Location plans



REGIONAL LOCATION PLAN



LOCAL LOCATION PLAN

Further Information

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



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