



TO LET

Unit 4, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

UNDER OFFER - Industrial / Warehouse Unit To Let: Refurbished. Unit within secure gated compound.

- Established industrial estate
- Close proximity to A470 dual carriageway
- Open plan warehouse with integral WC facilities
- 1 x electric roller door (width 3.0m x height 3.4m)
- Min eaves height 4m Max eaves height 4.75m
- Benefits from an element of Small Business Rates Relief
- 4 dedicated parking spaces
- Within a gated compound



Size

938 sq ft (87.14 sq m)

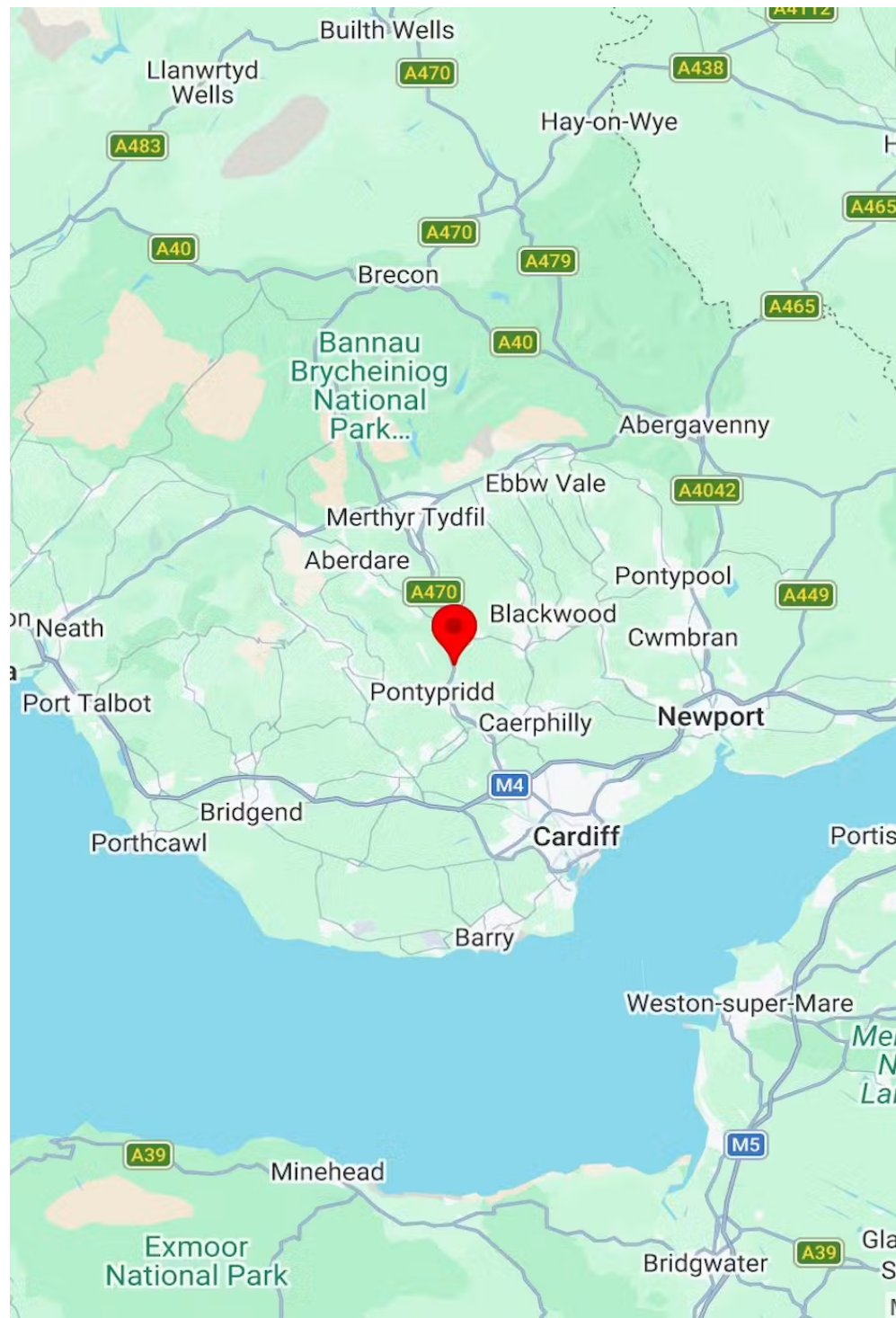
Rent

£9,380 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Albion Industrial Estate is one of the established industrial estates in the lower Cynon Valley areas, situated approximately 3 miles north of Pontypridd.

The estate is accessed via the A4054 (Merthyr Road). Junction 32 of the M4 motorway is approximately 6 miles to the south, accessed via the A470 dual carriageway.



Description

Unit 4 is a mid terrace unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof. The unit comprises the following :

Open plan workshop / warehouse accommodation

WC facilities

Single level electric roller shutter door

Forecourt parking / loading and additional communal parking available

- Trade / Industrial / Warehouse Unit- Refurbished in 2023.
- Steel Portal frame
- Maximum clear internal height (m): 4.75
- Minimum clear internal height (m): 4
- 4 parking spaces
- Gated compound

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
4	938	87
TOTAL	938	87

Specification



EPC: B (35)



Minimum clear internal
height (m): 4



Loading Doors
(Surface level): 1



Maximum clear
internal height (m):
4.75

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Terms

Unit 4 is available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Small Business Rates Relief

The unit may qualify for an element of small business rates relief:
<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>

Rent

£9,380 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

Term of years to be agreed

Business rates

Rateable Value: £8,800
Rates Payable: £4,417.60 per annum Based on 2026 Valuation

Service charge

£860.60 per annum Budget Year End Sept 2026

Insurance

£225.07 per annum Insurance premium for the Year Ending June 2026

Legal Costs

Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House a contribution of £175 plus VAT is applicable

EPC

B (35)

VAT

Applicable

Availability

Available Immediately

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.