



TO LET

Unit 5, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

under offer - Industrial / Warehouse To Let within secure compound

- Close proximity to A470 dual carriageway
- Refurbished in 2023 including a new roof covering
- LED Lighting
- Open plan warehouse with integral WC facilities
- 1 x roller door (width 3.0m x height 3.4m)
- Min eaves height 4m . Max eaves height 4.7m



Size

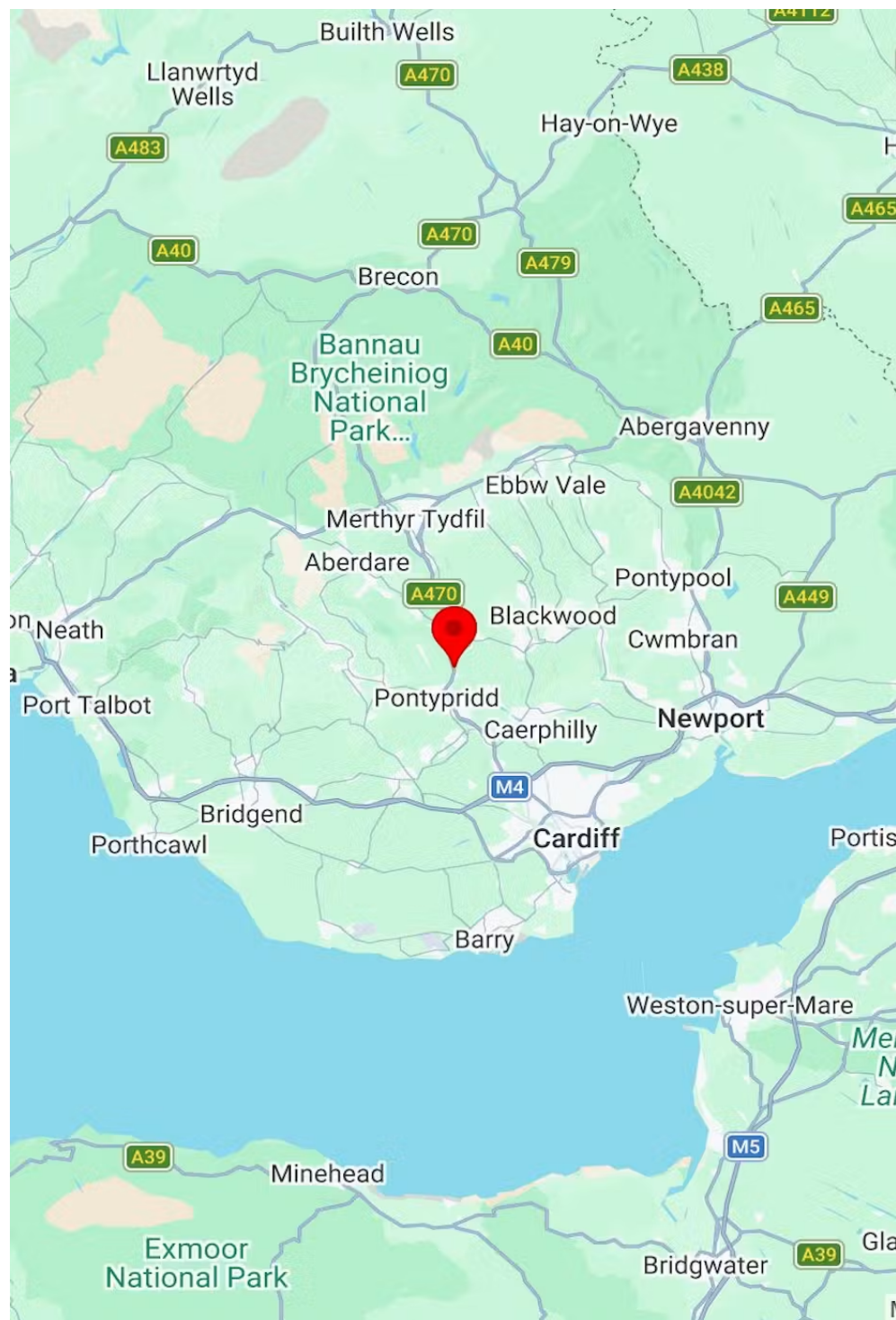
966 sq ft (89.74 sq m)

Rent

£9,660 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Albion Industrial Estate is 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 5 is an end of terrace unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

- Open plan workshop / warehouse accommodation
- WC facilities
- Single level roller shutter door
- Forecourt parking / loading and additional communal parking available

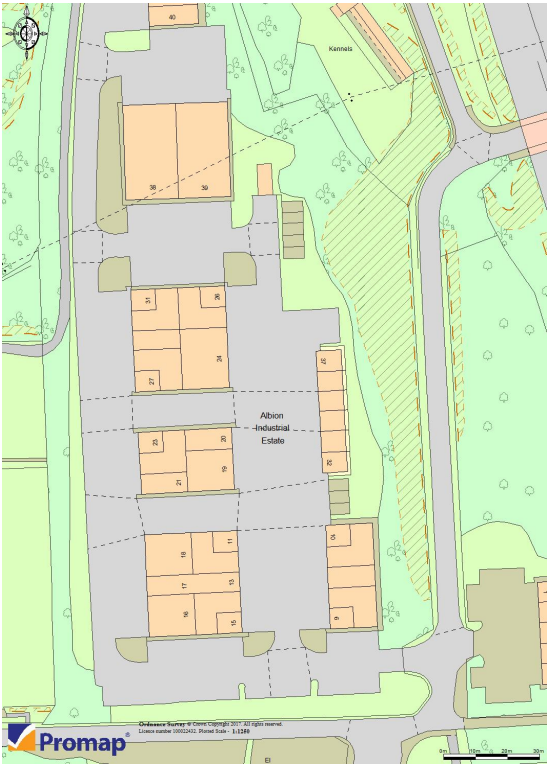
Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
5	966	90
TOTAL	966	90

Specification



EPC: B (46)



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Terms

Unit 5 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

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £9,000
Rates Payable: £4,518 per annum Based on 2026 Valuation

Service charge

£886.29 per annum Budget Year End Sept 2026

Insurance

£263.97 per annum Insurance premium for 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 Lease, a contribution of £175 plus VAT is applicable

EPC

B (46)

VAT

Applicable

Availability

Available Immediately

Contact

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Best**
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

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.