



TO LET

Units 3-5, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

3x Refurbished Industrial / Warehouse Units To Let within a secure compound

- New roof cover 2023 and LED Lighting
- 3 x roller door (width 3.0m x height 3.4m)
- Min eaves height 4m . Max eaves height 4.7m
- Open plan warehouse with integral WC facilities
- Established industrial estate
- Close proximity to A470 dual carriageway
- Fenced and gated compound



Size

2,860 sq ft (265.70 sq m)

Rent

£31,470 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.

The estate is situated approximately 2.5 miles north of Pontypridd. The estate is accessed via the A4054 (Merthyr Road).

Junction 32 of the M4 motorway is approximately 12 miles to the south, accessed via the A470 dual carriageway.

Connectivity

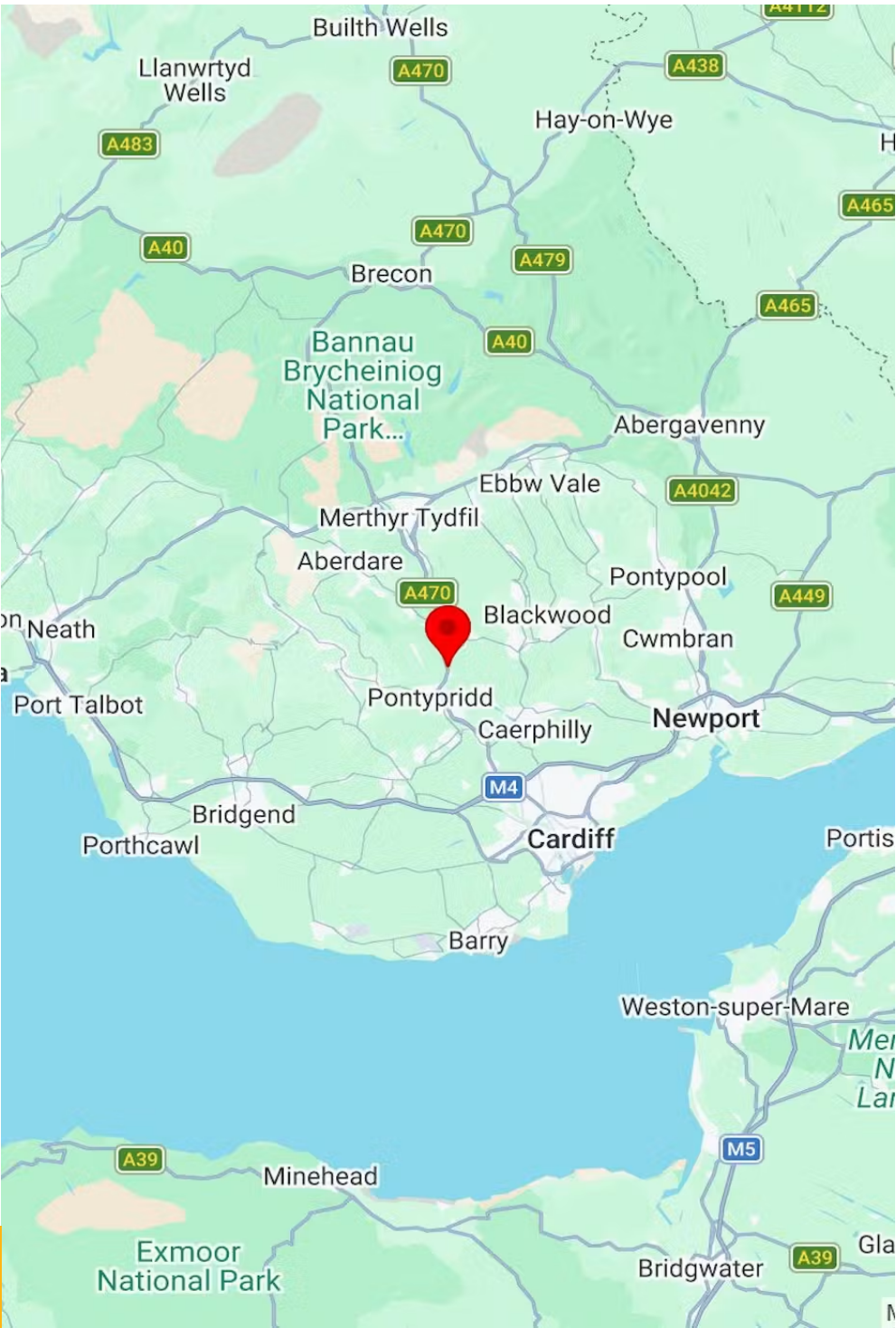
Road

A470	1 mile
M4 Jct 32	12 miles



Cities

Pontypridd	2.5 miles
Cardiff	12 miles
Caerphilly	9 miles



Description

Albion Industrial Estate is a popular commercial location situated adjacent to the A470.

These units comprise of a steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

With open plan workshop / warehouse accommodation, roller shutter door, LED lighting and dedicated parking with additional communal parking.

Units 3-5 comprise part of a terrace of units at the entrance to the estate of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof. New roof cover 2023

Units are within fenced and gated compound

- Open plan workshop / warehouse accommodation
- WC facilities
- Each unit has a roller shutter door - 3 m wide by 3.4 m high
- Minimum eaves - 4m
- Maximum eaves - 4.7m
- 4 allocated parking spaces per unit = 12 in total for units 3-5
- Forecourt parking / loading and additional communal parking available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	956	89
4	938	87
5	966	90
TOTAL	2,860	266

Specification



EPC: C (61)



Level Access: 3



Lighting Type: LED



Loading Doors
(Surface level): 3



Total parking spaces:
12



Minimum clear internal
height (m): 4



Maximum clear
internal height (m): 4.7



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Sat Nav. CF37 4NX



/////crunchy.surprises.landscape



Viewings

Please contact Jenkins Best

Terms

Units 3-5 are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£31,470 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £26,700

Rates Payable: £15,165.60 per annum Rateable

Value Unit 3 £8,900 Unit 4 £8,800 Unit 5 £9,000

Service charge

£2,500 per annum Budget Year End Sept 2025

Insurance

£635.94 per annum Awaiting new 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

C (61)

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

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