

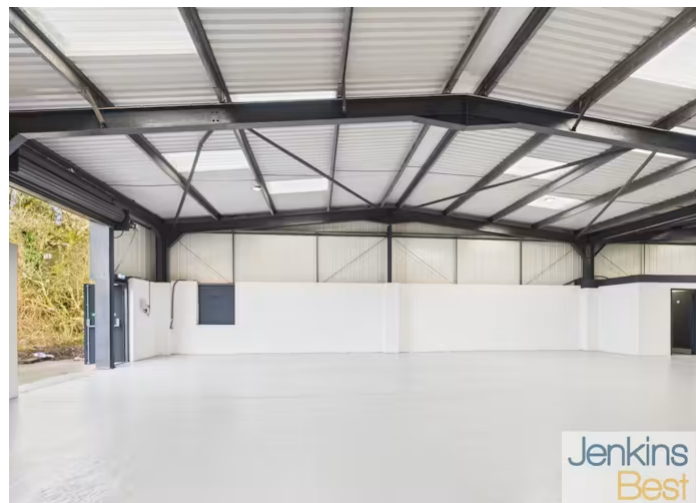


TO LET

Unit 39, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

UNDER OFFER - Semi detached Industrial / Warehouse To Let - Virtual Tour Available

- Warehouse/ production area with 2 no offices and w.c facilities
- Forecourt parking / loading area
- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- Minimum eaves height 3.75 m.
Maximum eaves height 4.21 m
- Electric Roller door: 3m wide x 3.4m high
- LED lighting
- Generous office content (floor plans available)
- Virtual Tour available



Size

3,785 sq ft (351.64 sq m)

Rent

£34,065 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



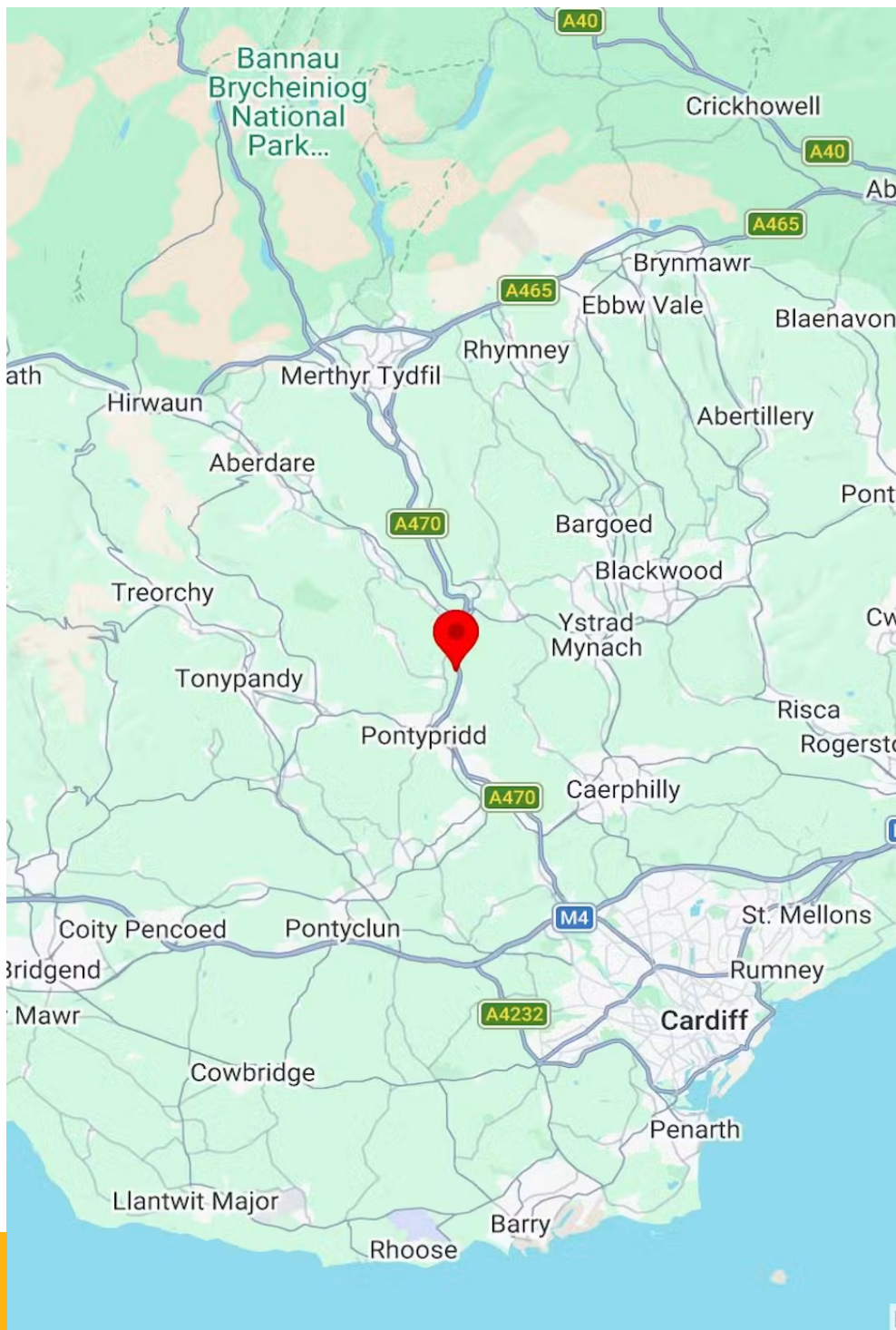
Train Stations

Abercynon South	2 miles
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Cities

Cardiff	12 miles
Caerphilly	9 miles
Pontypridd	2.5 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.

Unit 39 is a modern semi detached light industrial /warehouse unit of steel frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

The unit was re-built in 2020.

- Minimum eaves height 3.75 m.
- Maximum eaves height 4.21 m
- Roller door: 3m wide x 3.4m high
- Single Pedestrian door
- Office 01: 4.3m x 3.5m
- Office 02: 6.2m x 3.5m
- 2.no WC's
- 3 phase electricity and water.
- Virtual tour available
- Floor plans available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
39	3,785	352
TOTAL	3,785	

Specification



EPC: D (78)



Loading Doors
(Surface level): 1



Maximum clear
internal height (m):
4.21



Lighting Type: LED



Minimum clear internal
height (m): 3.75



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Sat Nav. CF37 4NX



///crunchy.surprises.landscape



what3words

Jenkins
Best

Viewings

Contact Jenkins Best for a viewing. Virtual Tour also available.

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed.

Rent

£34,065 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 Rent to be increased by 3% per annum on any leases of 5 years or below

Business rates

Rateable Value: £25,500
Rates Payable: £12,801 per annum Based on 2026 Valuation

Service charge

£3,472.67 per annum Budget Year End Sept 2026

Insurance

£869.86 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

D (78)

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.

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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.