



TO LET

Unit 44, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

Under offer - Industrial / Warehouse To Let

- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- Unit 44 - 923 sq ft
- LED lighting
- Forecourt parking / loading area
- 24 Hour access
- Roller shutter door 3m wide and 3.3 m high
- Minimum eaves height 3.5m.
Maximum eaves height 4.5m



Size

923 sq ft (85.75 sq m)

Rent

£8,300 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



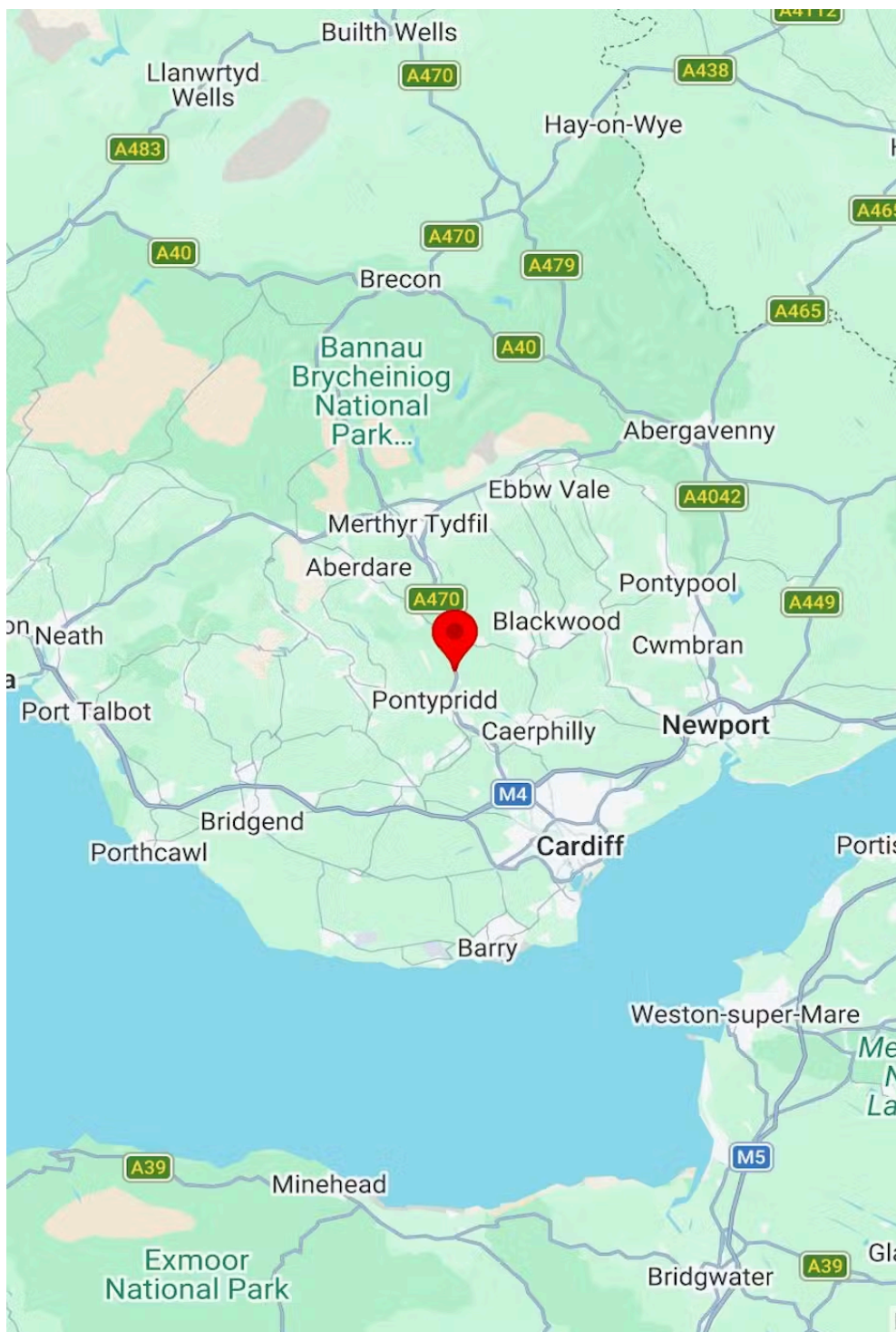
Train Stations

Abercynon South	2 miles
-----------------	---------



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 44 is a modern mid-terraced light industrial / warehouse unit of steel frame construction.

- Roller shutter door 3m wide and 3.3 m high
- Minimum eaves height 3.5m. Maximum eaves height 4.5m
- Single Pedestrian door
- 2.no WC's
- 3 phase electricity and water.

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
44	923	86
TOTAL	923	86

Specification



EPC:



Maximum clear internal height (m): 3.3



Lighting Type: LED



Minimum clear internal height (m): 3



Loading Doors (Surface level): 1





Unit 44, Albion Industrial Estate,
Pontypridd, **CF37 4NX**



Sat Nav. CF37 4NX



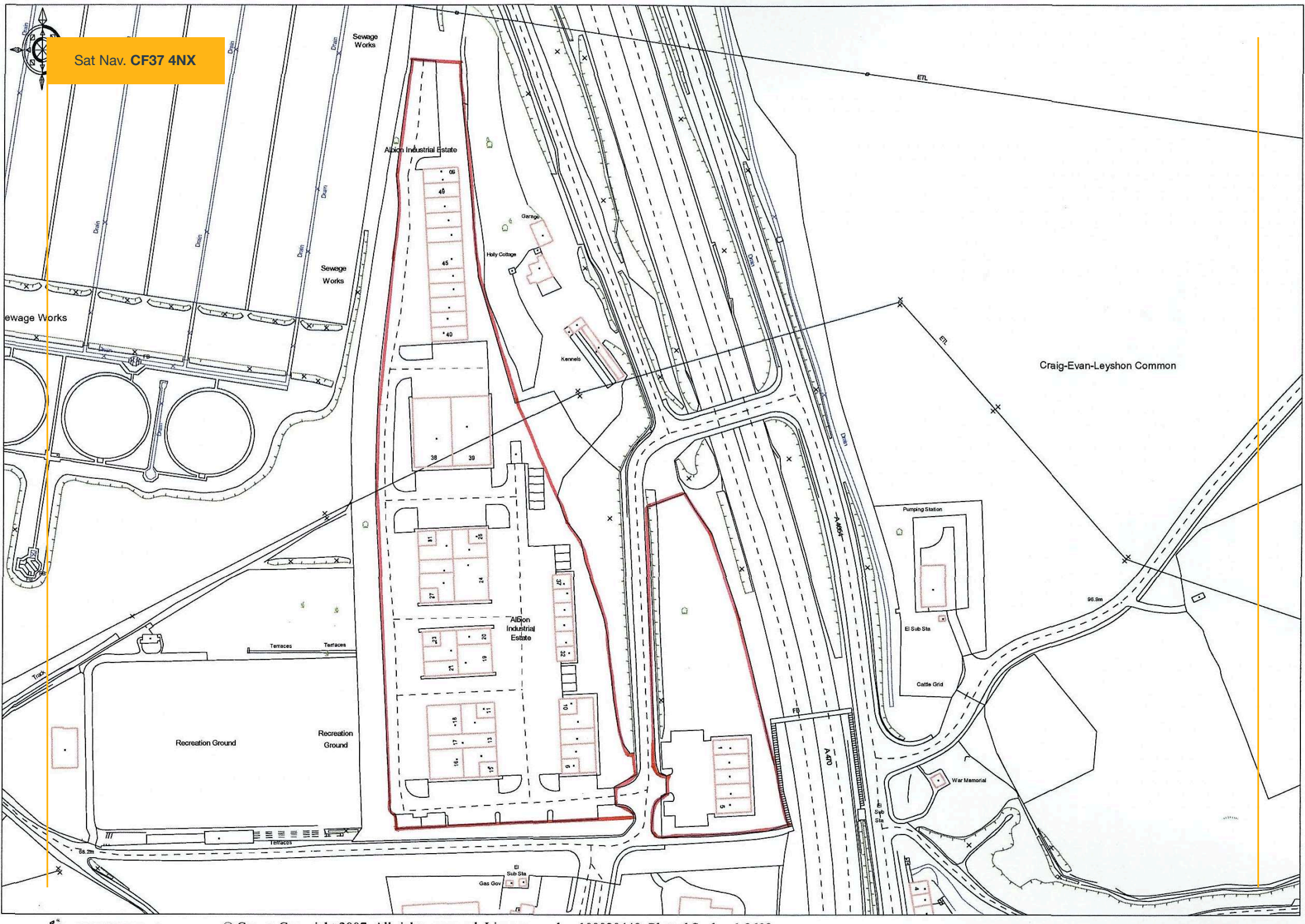
Sat Nav. CF37 4NX



Jenkins
Best



Sat Nav. CF37 4NX



Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term 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

£8,300 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: £8,900
Rates Payable: £4,467.80 per annum Based on 2026 Valuation

Service charge

£846.84 per annum Budget Year End Sept 2026

Insurance

£300 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

VAT

Applicable

Availability

Available Immediately

Contact

Craig Jones

02920 34 00 33 | 07867 393494
craig@jenkinsbest.com

Tom Rees

02920 340033 | 07557 161491
tom@jenkinsbest.com

Amelia Nicholas

02920 340 033 | 07703 975 677
amelia@jenkinsbest.com

Henry Best

07738 960012
henry@jenkinsbest.com

7 Ty-Nant Court, Morganstown,
Cardiff, CF15 8LW, UK

029 2034 0033
jenkinsbest.com

**Jenkins
Best**
jenkinsbest.com



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.