



TO LET

Unit 3, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

UNDER OFFER - Industrial / Warehouse To Let within secure compound - Virtual Tour available

- Unit refurbished including a new roof covering in 2023
- 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 4.75m
- Close proximity to A470 dual carriageway
- 4 parking spaces
- Virtual tour available



Size

956 sq ft (88.82 sq m)

Rent

£9,560 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

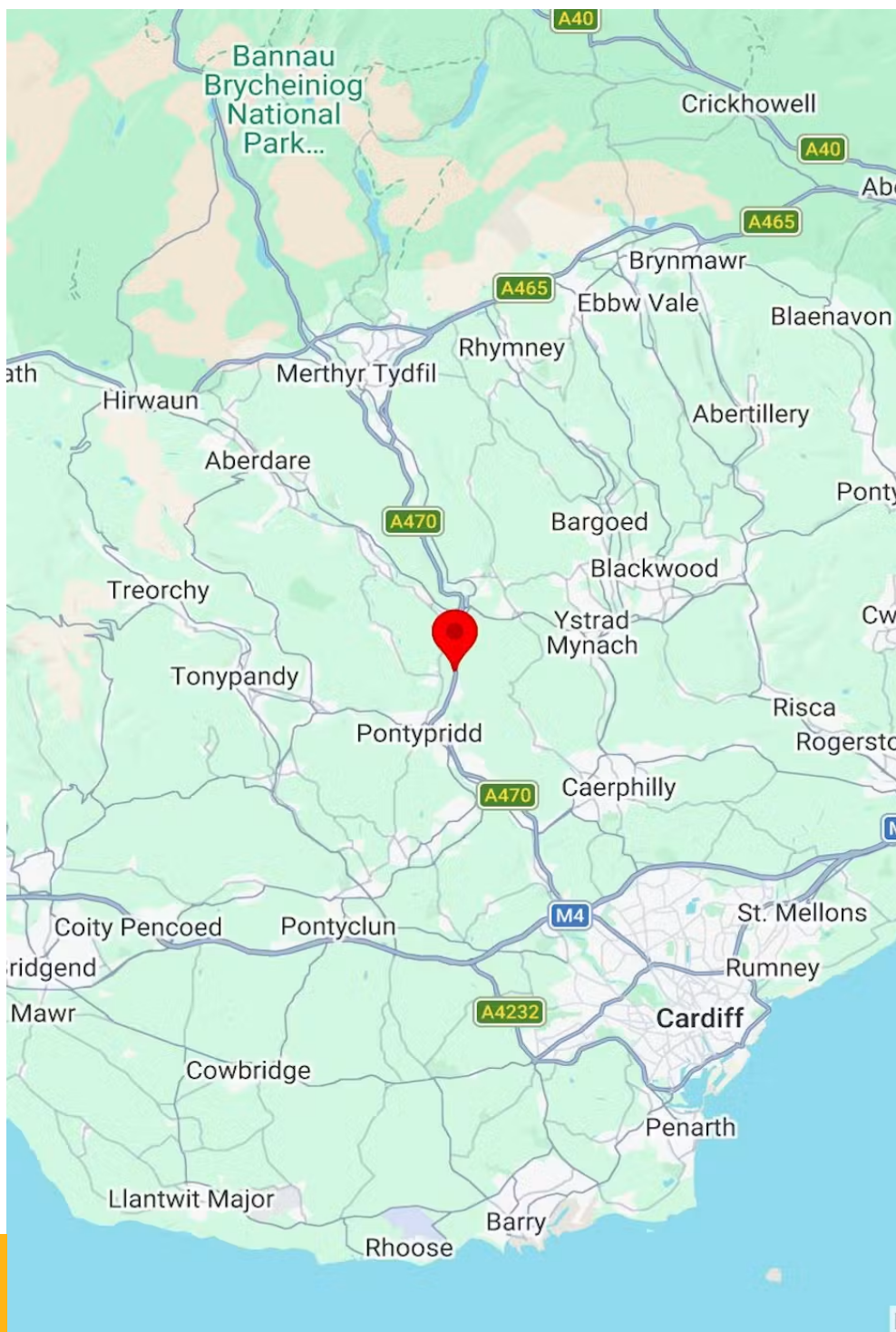
Cities

Pontypridd	2.5 miles
Cardiff	12 miles
Caerphilly	9 miles



Road

A470	1 mile
M4 (Jct 32)	12 miles



Description

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

Unit 3 is an mid 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
- Virtual tour available - please enquire

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3	956	89
TOTAL	956	89

Specification



EPC: C (61)



Lighting Type: LED



Minimum clear internal height (m): 4



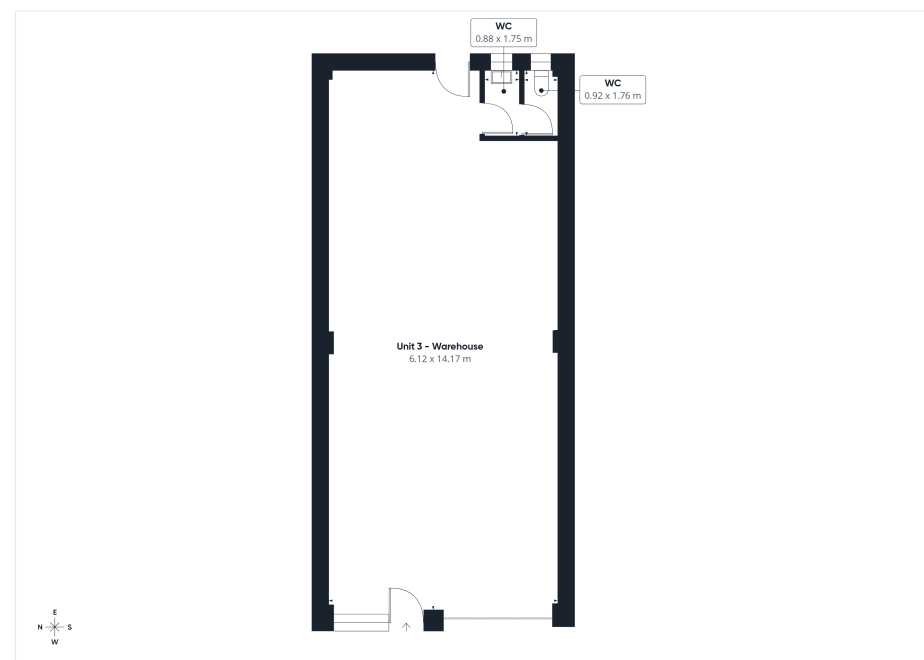
Total parking spaces: 4



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.7



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Sat Nav. CF37 4NX



///crunchy.surprises.landscape



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Best

Terms

Unit 3 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

£9,560 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

£877.11 per annum Budget Year End Sept 26

Insurance

£244.53 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 Lease, a contribution of £175 plus VAT is applicable

EPC

C (61)

VAT

Applicable

Availability

Available Immediately

Contact

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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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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.