



**TO LET**

Unit 28, Albion Industrial Estate,  
Pontypridd, **CF37 4NX**

## Externally Refurbished 2026 - Industrial / Warehouse Unit To Let - Reduced Rent & Flexible Terms (until end of 2026)

- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- Warehouse/ production area with w.c facilities
- LED lighting
- Forecourt parking / loading area
- New rooflights
- Recently refurbished Externally including new windows
- Electric roller shutter door



### Size

1,404 sq ft (130.44 sq m)

### Rent

£5,616 per annum to 31/12/26.  
£11,940 per annum from 1/01/27.  
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 |



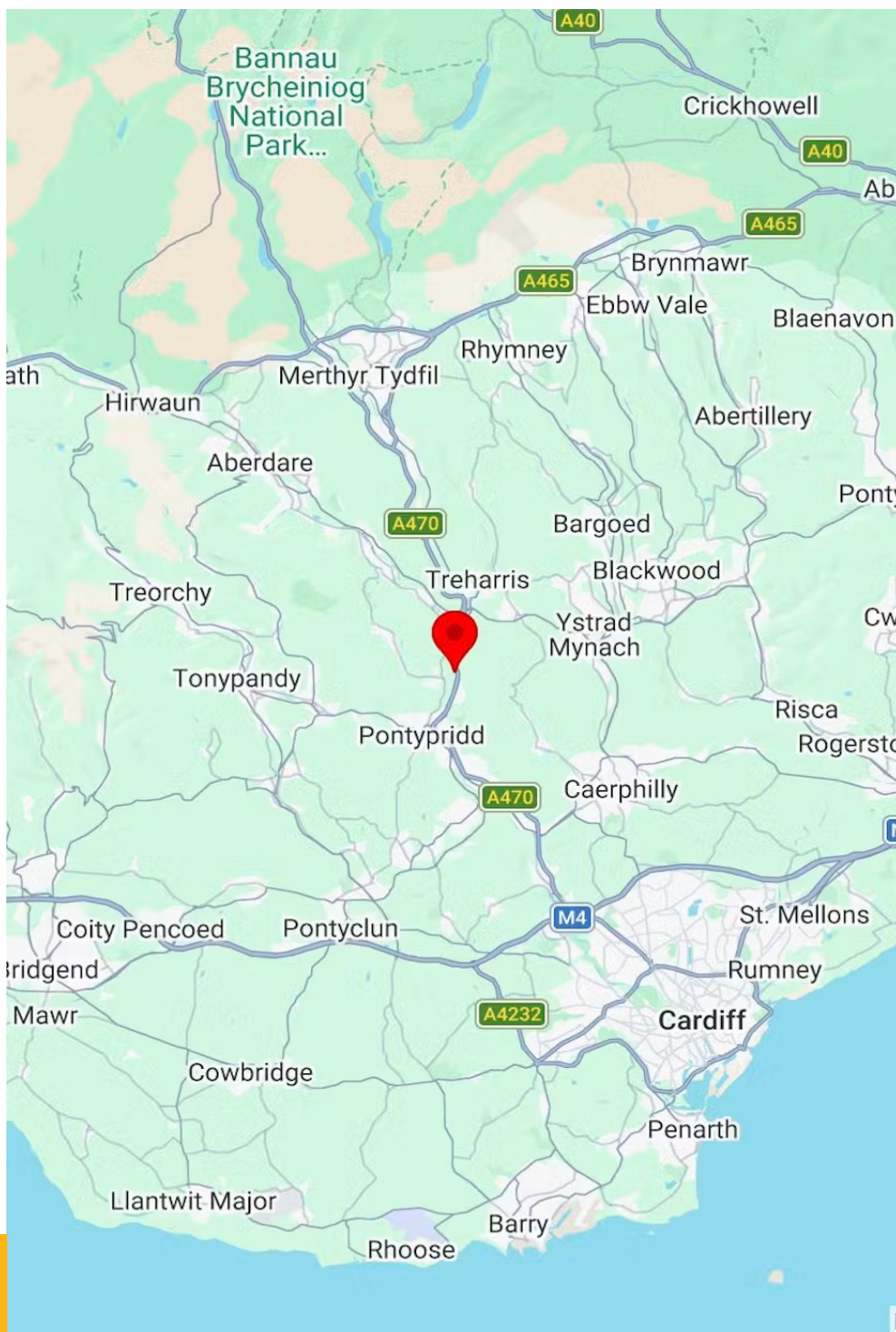
### Train Stations

|           |         |
|-----------|---------|
| Abercynon | 2 miles |
|-----------|---------|



### Cities

|            |           |
|------------|-----------|
| Cardiff    | 12 miles  |
| Caerphilly | 9 miles   |
| Pontypridd | 2.5 miles |



## Description

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

- Roller shutter door 3m wide and 3.4 m high
- Minimum eaves height 3.2m
- Maximum eaves height 4.3m
- Single Pedestrian door
- 2.no WC's
- 3 phase electricity and water

## Accommodation

|              | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|--------------|-----------------------|----------------------|
| 28           | 1,404                 | 130                  |
| <b>TOTAL</b> | <b>1,404</b>          |                      |

## Specification



EPC: B (49)



Lighting Type: LED



Minimum clear internal height (m): 3.2



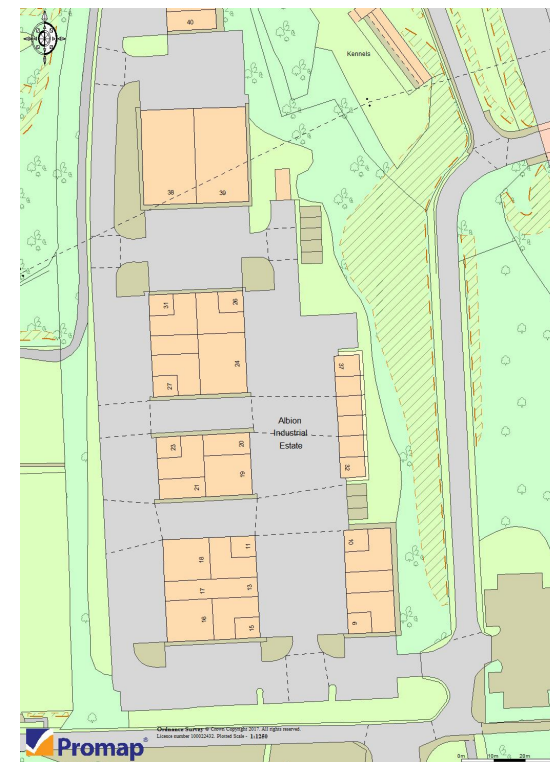
Car Parking



Loading Doors (Surface level): 1



Maximum clear internal height (m): 4.3





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## Viewings

Contact Jenkins Best for a viewing.

## 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

£5,616 per annum to 31/12/26. £11,940 per annum from 1/01/27. 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: £10,250  
Rates Payable: £5,145.50 per annum Based on 2026 Valuation

## Service charge

£1,288.15 per annum Budget Year End Sept 2026

## Insurance

£351.45 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 (49)

## VAT

Applicable

## Availability

Available Immediately

## Contact

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