



TO LET

Unit 24, Albion Industrial Estate,
Pontypridd, **CF37 4NX**

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

- Established / vibrant industrial estate
- Close proximity to A470 dual carriageway
- Open plan warehouse / production area with w.c. facilities
- New roof lights installed
- LED lighting
- Forecourt parking / loading area
- Unit redecorated internally and externally 2026



Size

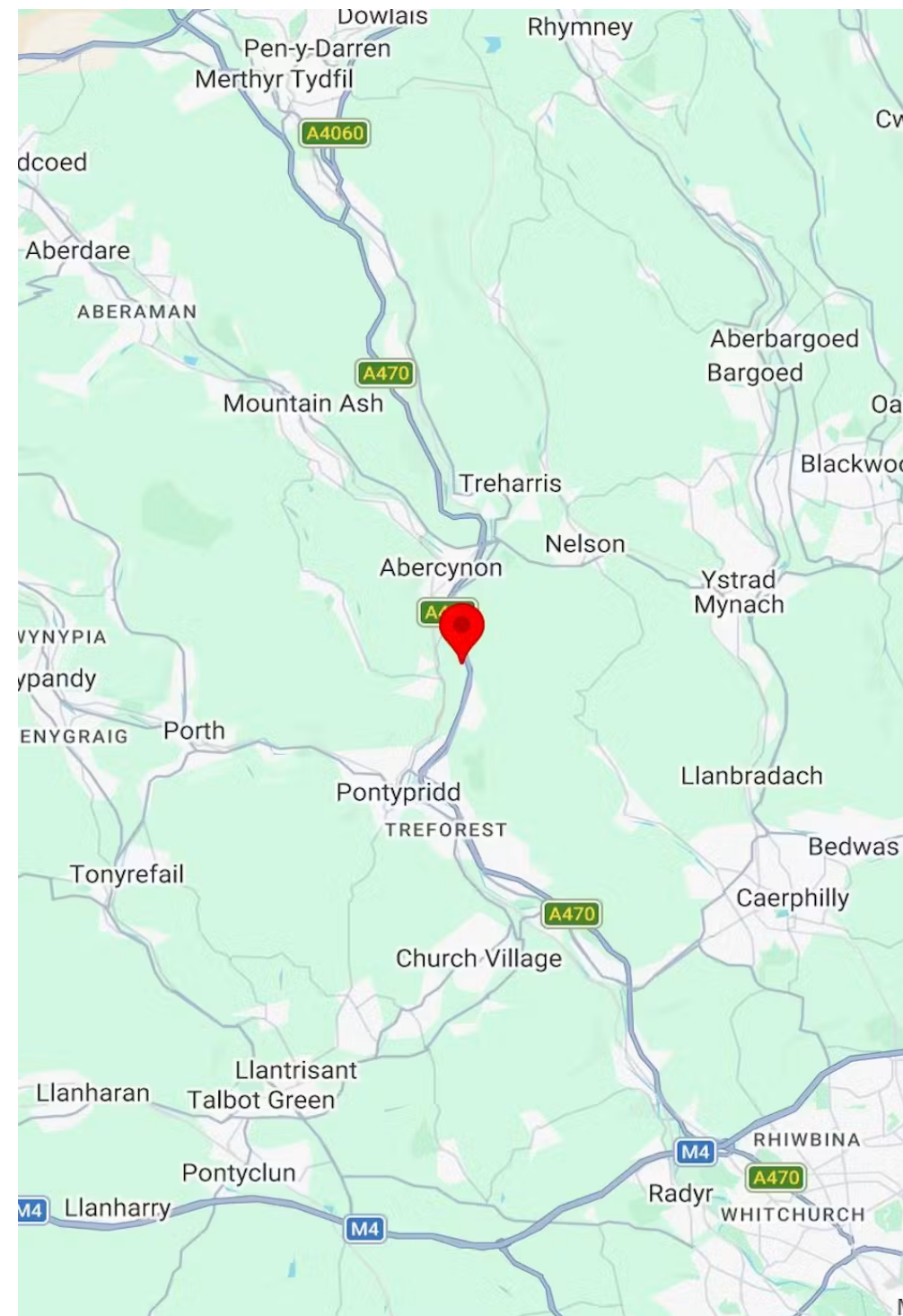
2,849 sq ft (264.68 sq m)

Rent

£11,400 per annum to 31/12/26.
£22,800 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 an established industrial estate situated approximately 3 miles north of Pontypridd. The Estate is accessed via the A4054 (Merthyr Road). Junction 32 of the M4 motorway (North Cardiff) is approximately 9 miles to the south, accessed via the A470 dual carriageway.



Description

Unit 24 is an end of block unit of steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof.

Please note that unit currently has no power and due to health & safety reasons we are unable to conduct viewings at present.

- Roller shutter door 3m wide and 3.4 m high
- Minimum eaves height 3.4m. Maximum eaves height 4.2m
- Single Pedestrian door
- 2.no WC's
- 3 phase electricity and water.
- New rofo lights

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
24	2,849	265
TOTAL	2,849	265

Specification



EPC: B (42)

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Viewings

Contact Jenkins Best

Terms

Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £19,500

Rates Payable: £9,789 per annum Based on 2026 Valuation

Service charge

£2,613.91 per annum Budget Year End Sept 2026

Insurance

£684.20 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

**Jenkins
Best**
jenkinsbest.com

EPC

B (42)

VAT

Applicable

Availability

Available Immediately

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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.

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.