Jenkins Best

jenkinsbest.com

Industrial

1,419 sq ft (131.83 sq m)



TO LET

Unit 30, Albion Industrial Estate, Pontypridd, CF37 4NX

Newly Available - Industrial / Warehouse Units To Let

- Established industrial estate
- Close proximity to A470 dual carriageway
- Open plan warehouse with integral WC facilities
- 1 x new elec roller door (width 3m x height 3.4m)
- Min eaves height 3.2m . Max eaves height 4.3m
- Ample parking on estate
- LED Lighting
- Externally refurbished in 2026





Size

1,419 sq ft (131.83 sq m)

Rent

£12,775 per annum payable monthly in advance. Rent to be increased by 3% per annum on any leases of 5 years or below

Jenkins Best
jenkinsbest.com

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.

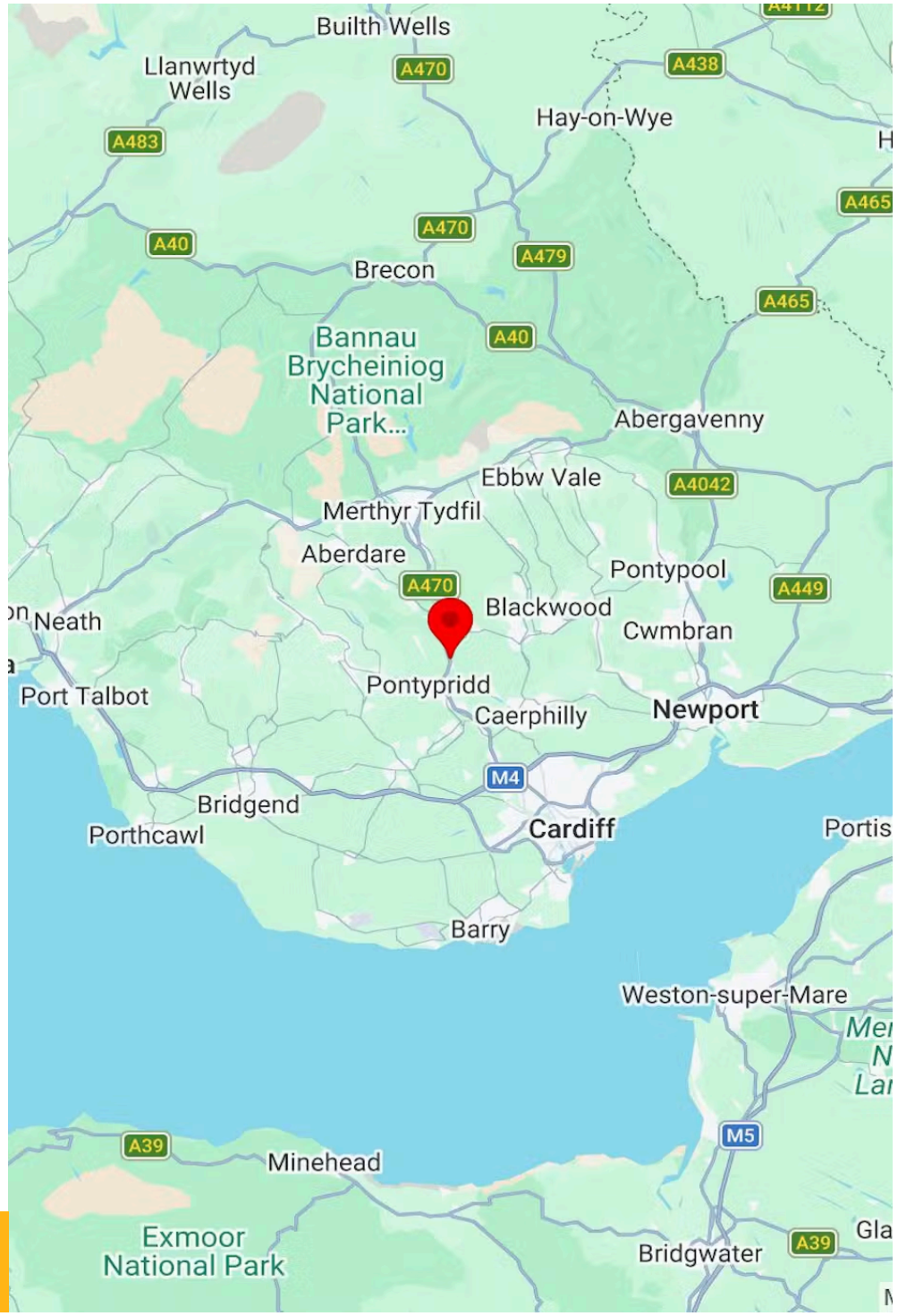
Connectivity

Road

A470	1 mile
M4 Jct 32	12 miles

Cities

Pontypridd	2.5 miles
Cardiff	12 miles
Caerphilly	9 miles



Jenkins Best
jenkinsbest.com

///crunchy.surprises.landscape

what3words

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.

Units 24-30 have been externally refurbished in 2026.

- Open plan workshop / warehouse accommodation
- WC facilities
- Each unit has a roller shutter door - 3 m wide by 3.4 m high
- Minimum eaves - 3.2m
- Maximum eaves - 4.3m
- LED Lighting
- Externally refurbished in 2026
- *Forecourt parking / loading and additional communal parking available

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
	1,419	132
TOTAL	**1,419**	**132**

Specification

EPC: D (85)

Minimum clear internal height (m): 3.2

Maximum clear internal height (m): 4.3

Level Access: 3

Lighting Type: LED

Loading Doors (Surface level): 3

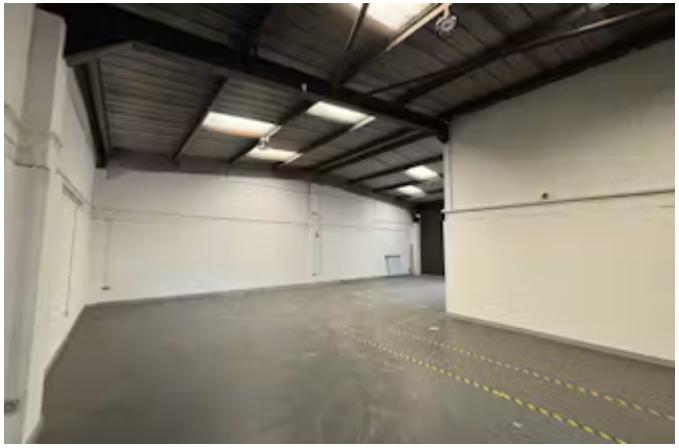


Jenkins Best
jenkinsbest.com

Unit 30, Albion Industrial Estate, Pontypridd, CF37 4NX









Jenkins Best
jenkinsbest.com


Sat Nav. CF37 4NX
///crunchy.surprises.landscape
what3words

Viewings

Please contact Jenkins Best

Terms

Units 3-5 are available on a new Full Repairing and Insuring Lease for a term of years to be agreed.

Rent

£12,775 per annum payable monthly in advance. 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 Rent to be increased by 3% per annum on any leases of 5 years or below

Service charge

£1,301.91 per annum Budget Year End Sept 2026

Insurance

£400 per annum 2026 premium, Awaiting new insurance premium for year ending June 2027

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 (85)

VAT

Applicable

Jenkins Best
jenkinsbest.com

Contact

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

Hayley Macentee
02920340033
hayley@jenkinsbest.com

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

Tom Rees
02920 340033 | 07557 161491
tom@jenkinsbest.com

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

029 2034 0033
jenkinsbest.com

Jenkins Best
jenkinsbest.com

Regulated by RICS

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 satisty 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.

02/11/2026