Jenkins Best
jenkinsbest.com

Industrial

484 sq ft (44.97 sq m)



TO LET

Unit 36, Albion Industrial Estate, Pontypridd, CF37 4NX

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

- Close proximity to A470 dual carriageway
- Warehouse/ production area with w.c facilities
- Minimum eaves height 3.76m. Maximum eaves height 4.7m
- Forecourt parking / loading area
- LED lighting
- New Roller shutter door to be installed
- New Pedestrian door to be installed





Size

484 sq ft (44.97 sq m)

Rent

£3,600 - £5,808 per annum to 31/12/26. £5,808 per annum from 1/01/27. 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.

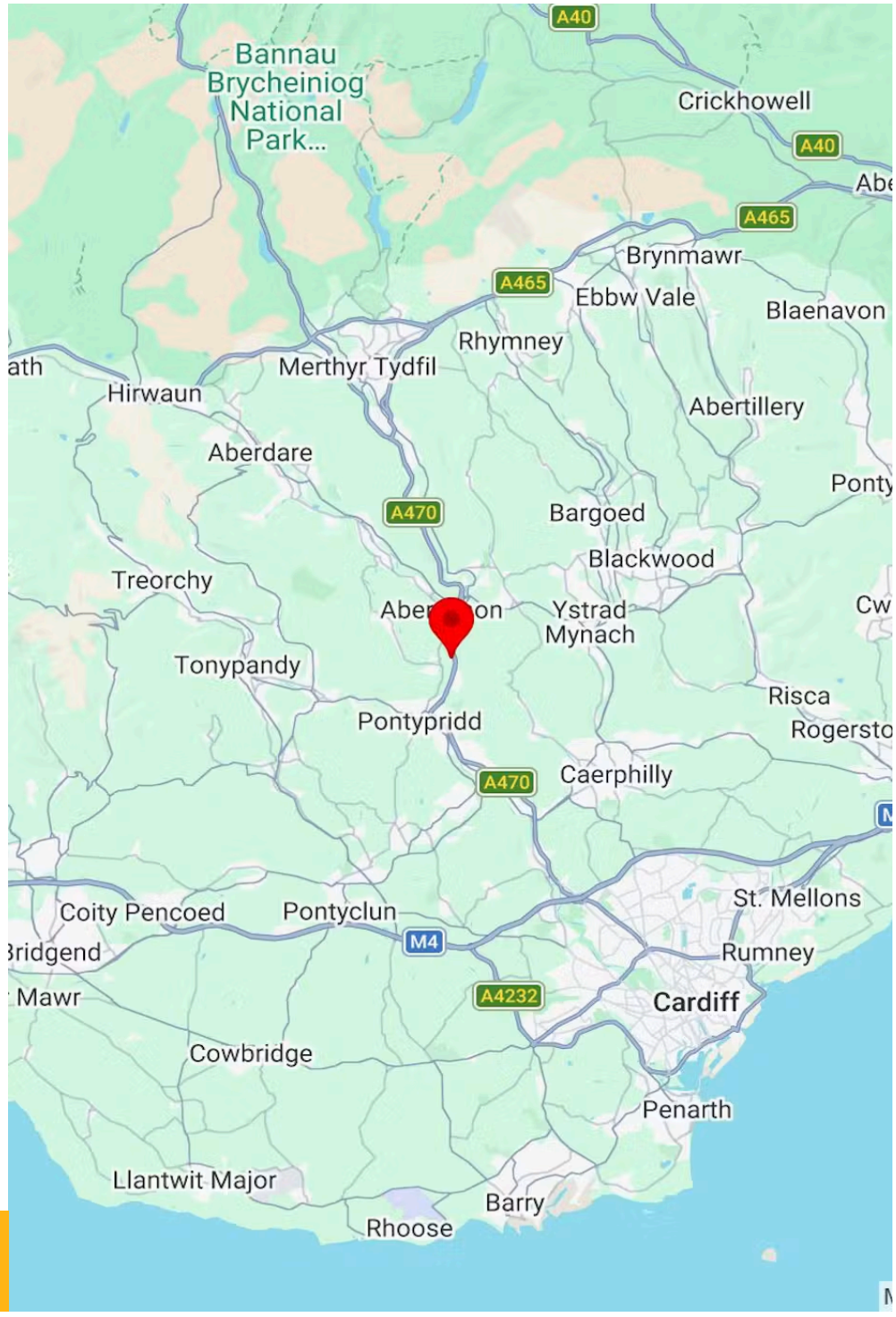
Connectivity

Road

M4 Junction 32	12 miles
A470	1 mile

Cities

Cardiff	12 miles
Pontypridd	2.5 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 and dedicated parking with additional communal parking.

- Roller shutter door 3.1m wide and 3.5m high
- (new to be installed)
- Minimum eaves height 3.76m. Maximum eaves height 4.7m
- Pedestrian door
- (new to be installed)
- WC
- Electricity and water.
- LED lighting

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
36	484	45
TOTAL	**484**	

Specification

EPC: EPC:

Loading Doors (Surface level): 1

Lighting Type: LED

Level Access: 1



Jenkins Best
jenkinsbest.com

Unit 36, Albion Industrial Estate,
Pontypridd, CF37 4NX

Jenkins Best
jenkinsbest.com


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

Viewings

Contact Jenkins Best

Terms

The unit is available on new Full Repairing and Insuring Lease for a term to be agreed. - 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

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

£3,600 - £5,808 per annum to 31/12/26. £5,808 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: £5,000
Rates Payable: £2,510 per annum Based on 2026 Valuation

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

Jenkins Best
jenkinsbest.com

Contact

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

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

Tom Rees
02920 340033 | 07557 161491
tom@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

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.

29/10/2026