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Industrial

1,945 sq ft (180.70 sq m)



TO LET

Unit 45, Albion Industrial Estate, Pontypridd, CF37 4NX

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

- Established / vibrant industrial Estate
- Close proximity to A470 dual carriageway
- Terraced unit
- Ground floor office content
- Roller shutter door and separate pedestrian door access
- LED lighting
- Roller shutter door 3m wide and 3.35 m high
- Minimum eaves height 3.4m
- Maximum eaves height 4.15m
- Virtual Tour Available

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Size

1,945 sq ft (180.70 sq m)

Rent

£7,776 - £16,550 per annum to 31/12/26. £16,550 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.

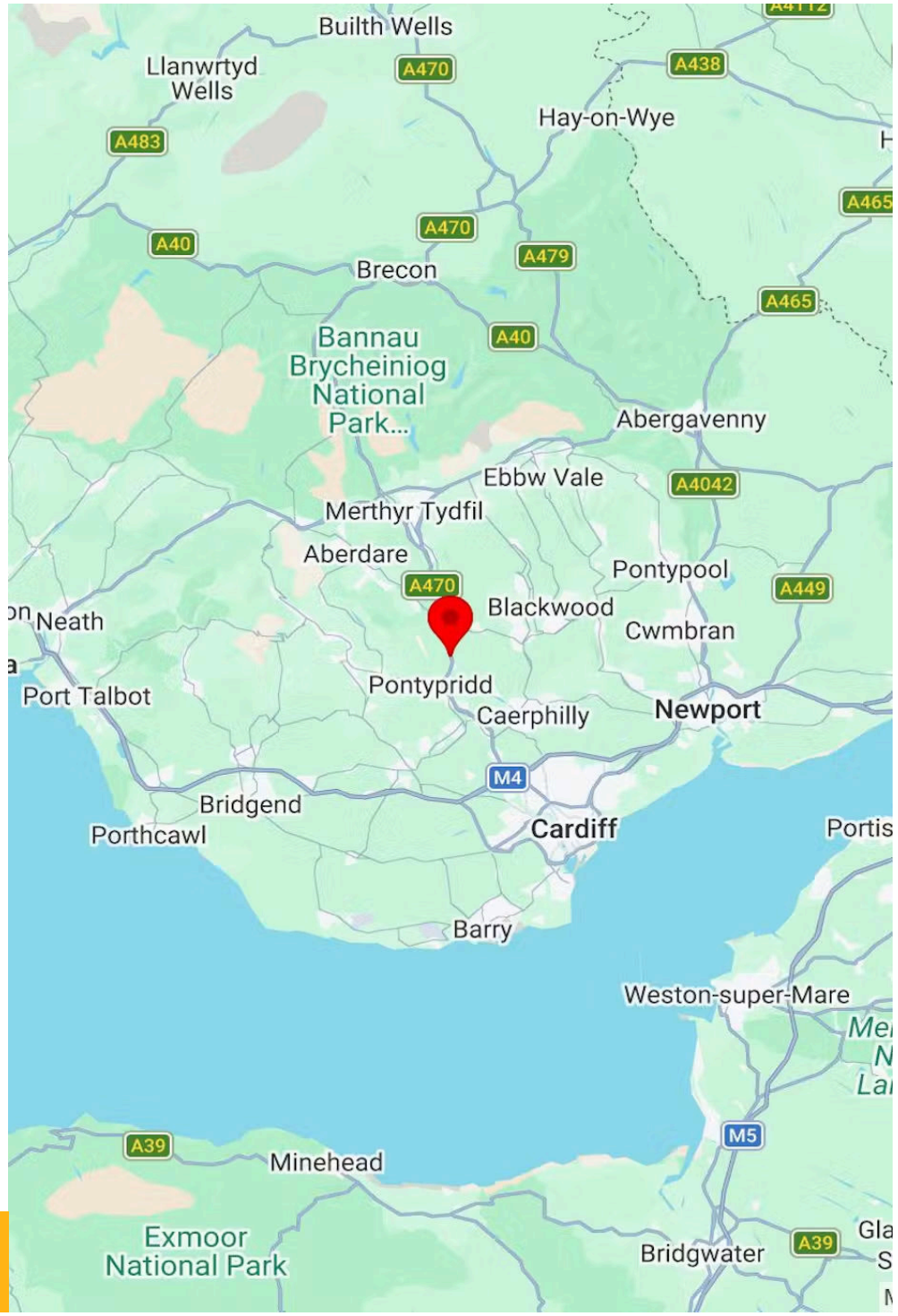
Connectivity

Road

A470	1 mile
M4 Jct 32	12 miles

Cities

Pontypridd	2.5 miles
Cardiff	12 miles
Caerphilly	9 miles



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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.

Unit 45 is a mid-terraced trade counter /light industrial / warehouse unit of steel frame construction.

Virtual Tour Available.

- Roller shutter door 3m wide and 3.35 m high
- Minimum eaves height 3.4m. Maximum eaves height 4.15m
- Single Pedestrian door
- 2 no WC's
- 3 phase electricity and water.
- 2 internal offices
- Virtual Tour Available

Specification

EPC: B (39)

Minimum clear internal height (m): 3.4

Lighting Type: LED

Maximum clear internal height (m): 4.15

Level Access: 1

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
45	1,945	181
TOTAL	**1,945**	**181**

The accommodation comprises of:



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Viewings

Please 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

Virtual tour available

Virtual Tour Available

Rent

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £14,250
Rates Payable: £6,156 per annum Based on 2026 Valuation

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Service charge

£1,770 per annum Budget Year End Sept 2026

Insurance

£430.50 per annum Approximate Insurance premium for the year ending 20 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 (39)

VAT

Applicable

Availability

Available Immediately

Contact

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Regulated by RICS

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All terms quoted exclusive of VAT unless otherwise stated.

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